

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/96 Reeve Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$274,500

Median sale price

Median price

\$327,500

Property Type

Unit

Suburb

Sale

Period - From

01/01/2024

to

31/12/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/72 Lansdowne St SALE 3850	\$289,000	03/12/2024
2	2/68 Market St SALE 3850	\$285,000	06/09/2024
3	11/35 Stead St SALE 3850	\$299,500	26/08/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

11/02/2025 11:21

2/96 Reeve Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$274,500

Median Unit Price

Year ending December 2024: \$327,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/72 Lansdowne St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$289,000

Method: Sale

Date: 03/12/2024

Property Type: Flat/Unit/Apartment (Res)



2/68 Market St SALE 3850 (REI/VG)

Agent Comments

2 1 2

Price: \$285,000

Method: Private Sale

Date: 06/09/2024

Property Type: Unit



11/35 Stead St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$299,500

Method: Sale

Date: 26/08/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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