Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 28 Howard Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$285,000									
Median sale price										
Median price	\$542,500	Pro	operty Type Ho	use]	Suburb	Sale			
Period - From	01/01/2025	to	31/03/2025] So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	17 Mathieson St SALE 3850	\$275,000	07/05/2025
2	22 Howard St SALE 3850	\$280,000	17/07/2024
3	4/12 Wright Ct SALE 3850	\$280,000	23/05/2024

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:

20/06/2025 11:01



28 Howard Street, Sale Vic 3850

Chalmer

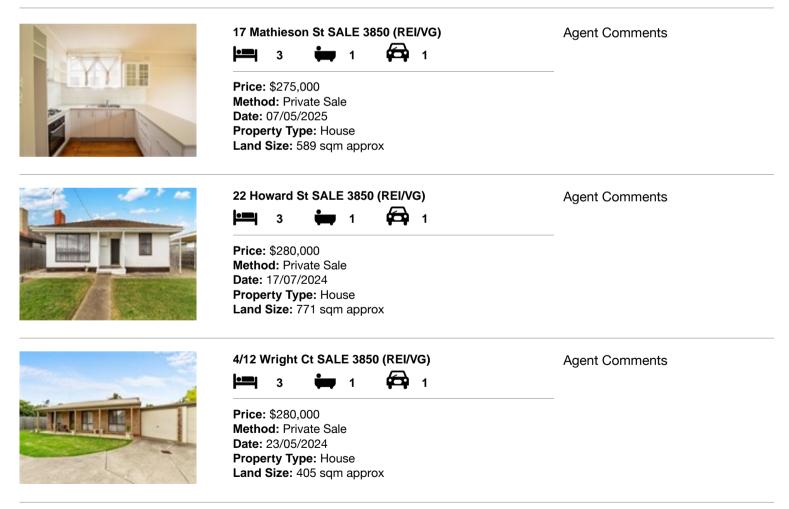




Property Type: House Land Size: 757 sqm approx Agent Comments Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$285,000 Median House Price March quarter 2025: \$542,500

Comparable Properties



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



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