

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

3/33 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$370,000

Property Type

Unit

Suburb

Sale

Period - From

01/04/2025

to

30/06/2025

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	4/16-18 Princes Hwy SALE 3850	\$319,500	25/07/2025
2	2/72 Thomson St SALE 3850	\$348,000	17/04/2024
3	2/14-16 Carter St SALE 3850	\$320,000	15/02/2024

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:

30/07/2025 17:33

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au

Indicative Selling Price
\$330,000

Median Unit Price
June quarter 2025: \$370,000



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Comparable Properties



4/16-18 Princes Hwy SALE 3850 (REI)

Agent Comments



Price: \$319,500
Method: Private Sale
Date: 25/07/2025
Property Type: Unit



2/72 Thomson St SALE 3850 (VG)

Agent Comments



Price: \$348,000
Method: Sale
Date: 17/04/2024
Property Type: Flat/Unit/Apartment (Res)



2/14-16 Carter St SALE 3850 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit

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