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	3/33 Fitzroy Street, Sale Vic 3850
Including suburb or	
locality and postcode	

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	Pro	perty Type	Jnit		Suburb	Sale
Period - From	01/04/2025	to	30/06/2025	9	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

Ad	Address of comparable property		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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

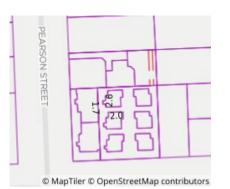
This Statement of Information was prepared on:	30/07/2025 17:33





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)

2

—

1

æ`₁

Price: \$319,500
Method: Private Sale

Date: 25/07/2025 Property Type: Unit **Agent Comments**



2/72 Thomson St SALE 3850 (VG)

•=

2



J -



Price: \$348,000 **Method:** Sale **Date:** 17/04/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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

•=

2



1

7

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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.