

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 Ellen Way, Sale Vic 3850

Indicative selling price

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

Single price \$535,000

Median sale price

Median price \$542,500

Property Type House

Suburb Sale

Period - From 01/01/2025

to 31/03/2025

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	16 Phillip Cr SALE 3850	\$520,000	16/12/2024
2	3 Janice Way SALE 3850	\$545,000	25/03/2024
3	35 Hutchison St SALE 3850	\$520,000	14/03/2024

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:

01/05/2025 12:47

3 Ellen Way, Sale Vic 3850

Chalmer

Chris Morrison
0351439206
0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$535,000

Median House Price

March quarter 2025: \$542,500



3 1 2

Rooms: 6

Property Type: House

Land Size: 765 sqm approx

Agent Comments

Comparable Properties



16 Phillip Cr SALE 3850 (VG)

Agent Comments

3 - -

Price: \$520,000

Method: Sale

Date: 16/12/2024

Property Type: House (Res)

Land Size: 818 sqm approx



3 Janice Way SALE 3850 (VG)

Agent Comments

3 - -

Price: \$545,000

Method: Sale

Date: 25/03/2024

Property Type: House (Res)

Land Size: 865 sqm approx



35 Hutchison St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$520,000

Method: Sale

Date: 14/03/2024

Property Type: House (Res)

Land Size: 1002 sqm approx

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



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