

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

4/38-42 Darling Street, Sale Vic 3850

Indicative selling price

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

Single price

\$454,000

Median sale price

Median price

\$327,500

Property Type

Unit

Suburb

Sale

Period - From

01/10/2024

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	2/35 Palmerston St SALE 3850	\$465,000	29/07/2024
2	3/129 Pearson St SALE 3850	\$460,000	19/01/2024
3	3/112 Palmerston St SALE 3850	\$445,000	06/11/2023

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:

03/02/2025 11:49

Sarah Bedggood
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Indicative Selling Price
\$454,000

Median Unit Price
December quarter 2024: \$327,500



Property Type:
Agent Comments

Comparable Properties



2/35 Palmerston St SALE 3850 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 29/07/2024
Property Type: Unit



3/129 Pearson St SALE 3850 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 19/01/2024
Property Type: Flat/Unit/Apartment (Res)



3/112 Palmerston St SALE 3850 (VG)

Agent Comments



Price: \$445,000
Method: Sale
Date: 06/11/2023
Property Type: Flat/Unit/Apartment (Res)

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