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

41 Relph Avenue, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$649,950							
Median sale price								
Median price	\$542,500	Pro	operty Type Hou	se		Suburb	Sale	
Period - From	01/01/2025	to	31/03/2025	Sc	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.

Add	dress of comparable property	Price	Date of sale
1	49 Morgan St SALE 3850	\$630,000	21/03/2025
2	28 Wallace St SALE 3850	\$655,000	14/01/2025
3	9 Wynd St SALE 3850	\$647,500	18/12/2024

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:

07/04/2025 14:58



41 Relph Avenue, Sale Vic 3850

GRAHAM CHALMER





Property Type: House **Land Size:** 692 sqm approx Agent Comments Sarah Bedggood 5144 4333 0400 614 669 sarahb@chalmer.com.au

Indicative Selling Price \$649,950 Median House Price March quarter 2025: \$542,500

Comparable Properties

49 Morgan St SALE 3850 (REI) ↓ ↓ 2 ↓ 2 ↓ 2 Price: \$630,000 Method: Private Sale Date: 21/03/2025 Property Type: House Land Size: 672 sqm approx	Agent Comments
28 Wallace St SALE 3850 (REI/VG) 4 2 2 2 Price: \$655,000 Method: Private Sale Date: 14/01/2025 Property Type: House Land Size: 700 sqm approx	Agent Comments
9 Wynd St SALE 3850 (VG) 4 - - - - - - - - - - - - -	Agent Comments

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



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