Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	47 Buckley 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 \$479,950

Median sale price

Median price	\$460,000	Pro	perty Type	House		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

Aut	areas or comparable property	1 1100	Date of Sale
1	90 Barkly St SALE 3850	\$475,000	01/11/2024
2	84 Thomson St SALE 3850	\$470,000	13/08/2024
3	121 Fitzroy St SALE 3850	\$470,000	02/04/2024

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:	25/03/2025 15:58



Date of sale



Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

> Indicative Selling Price \$479,950

Median House Price December quarter 2024: \$460,000





Property Type: House **Land Size:** 620 sqm approx

Agent Comments



Comparable Properties

90 Barkly St SALE 3850 (REI/VG)

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Price: \$475,000
Method: Private Sale
Date: 01/11/2024
Property Type: House
Land Size: 1011 sgm approx

Agent Comments



Land Size: 1011 sqm approx



4 3 🙀 1 🛱

Price: \$470,000 Method: Private Sale Date: 13/08/2024 Property Type: House Land Size: 617 sqm approx **Agent Comments**



121 Fitzroy St SALE 3850 (REI/VG)

4 3 **4** 1

Price: \$470,000 Method: Private Sale Date: 02/04/2024 Property Type: House Land Size: 973 sqm approx Agent Comments

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





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