

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

49 Morgan Street, Sale Vic 3850

Indicative selling price

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

Single price \$640,000

Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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	28 Wallace St SALE 3850	\$655,000	14/01/2025
2	32 Dyer Av SALE 3850	\$615,000	06/01/2025
3	46 Cantwell Dr SALE 3850	\$610,000	26/08/2024

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:

15/01/2025 09:28

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$640,000

Median House Price
Year ending September 2024: \$492,940



Property Type: Land
Land Size: 672 sqm approx
Agent Comments

Comparable Properties



28 Wallace St SALE 3850 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 14/01/2025
Property Type: House
Land Size: 700 sqm approx



32 Dyer Av SALE 3850 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 06/01/2025
Property Type: House
Land Size: 906 sqm approx



46 Cantwell Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 750 sqm approx

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



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