Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	49 Morgan 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 \$640,000

Median sale price

Median price	\$492,940	Pro	perty 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

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



Date of sale

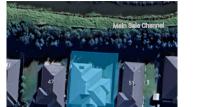


Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

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)







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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)

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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)

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

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



