

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

5/122 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/01/2024

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	8/40-44 Fitzroy St SALE 3850	\$275,000	14/01/2025
2	2/97 Marley St SALE 3850	\$327,500	20/12/2024
3	2/54 Patten St SALE 3850	\$335,000	27/09/2023

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:

29/01/2025 17:39

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

Indicative Selling Price
\$289,000

Median House Price
Year ending December 2024: \$475,000



2 1 1

Property Type: Unit
Agent Comments

Comparable Properties



8/40-44 Fitzroy St SALE 3850 (REI)

Agent Comments

2 2 1

Price: \$275,000
Method: Private Sale
Date: 14/01/2025
Property Type: Unit



2/97 Marley St SALE 3850 (REI/VG)

Agent Comments

2 1 2

Price: \$327,500
Method: Private Sale
Date: 20/12/2024
Property Type: Unit



2/54 Patten St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$335,000
Method: Sale
Date: 27/09/2023
Property Type: Flat/Unit/Apartment (Res)