

# 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

5/38-42 Darling Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$489,000

### Median sale price

Median price

\$327,500

Property Type

Unit

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		Price	Date of sale
1	1/35 Reeve St SALE 3850	\$490,000	22/07/2024
2	138B Reeve St SALE 3850	\$470,000	02/02/2024
3	1/133 Desailly St SALE 3850	\$490,000	30/10/2023

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:

03/02/2025 11:52

5/38-42 Darling Street, Sale Vic 3850



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**Indicative Selling Price**  
\$489,000

**Median Unit Price**  
December quarter 2024: \$327,500



**Property Type:**  
Agent Comments

## Comparable Properties



**1/35 Reeve St SALE 3850 (VG)**

Agent Comments



**Price:** \$490,000  
**Method:** Sale  
**Date:** 22/07/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**138B Reeve St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** Unit



**1/133 Desailly St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** Unit

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



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