

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 Bergen Crescent, Sale Vic 3850

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$492,500

Property Type House

Suburb Sale

Period - From 28/05/2024

to 27/05/2025

Source Property Data

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	26 Buckley St SALE 3850	\$360,000	30/04/2025
2	274 Raglan St SALE 3850	\$345,000	06/04/2025
3	194 Dawson St SALE 3850	\$360,000	19/12/2024

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:

28/05/2025 10:27



3 1 1

Property Type: House

Land Size: 598 sqm approx

Agent Comments

Comparable Properties



26 Buckley St SALE 3850 (REI)

Agent Comments

3 1 2

Price: \$360,000

Method: Private Sale

Date: 30/04/2025

Property Type: House

Land Size: 613 sqm approx



274 Raglan St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$345,000

Method: Sale

Date: 06/04/2025

Property Type: House (Res)

Land Size: 573 sqm approx



194 Dawson St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$360,000

Method: Private Sale

Date: 19/12/2024

Property Type: House

Land Size: 587 sqm approx

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