### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 60 Market Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$365,000								
Median sale price									
Median price	\$475,000	Pro	operty Type Hou	ISE	Suburb	Sale			
Period - From	01/04/2024	to	31/03/2025	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.

Add	dress of comparable property	Price	Date of sale
1	138 Stawell St SALE 3850	\$395,000	10/04/2025
2	3/7 Market St SALE 3850	\$410,000	10/05/2024
3	166 Pearson St SALE 3850	\$385,000	02/02/2024

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:

20/06/2025 18:08



60 Market Street, Sale Vic 3850

# Chalmer

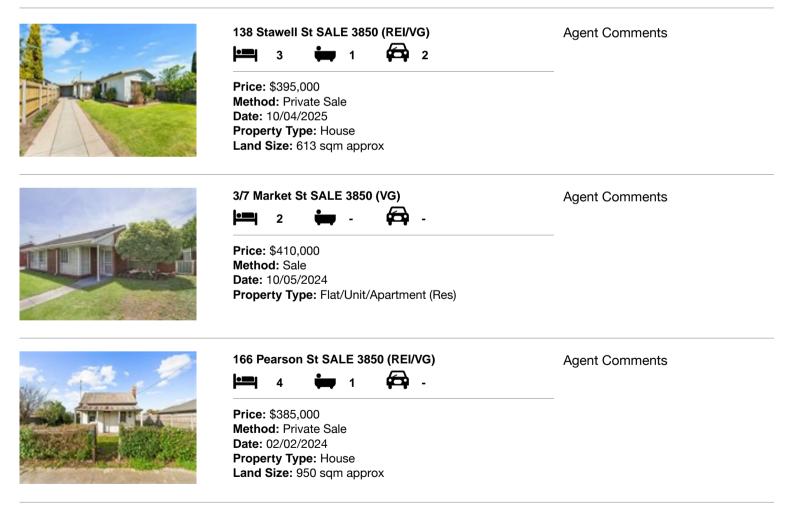




**Property Type:** House (Res) **Land Size:** 362 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$365,000 Median House Price Year ending March 2025: \$475,000

## **Comparable Properties**



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



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