

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

61 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$460,000

Property Type

House

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	174 Pearson St SALE 3850	\$490,000	15/08/2024
2	4 Rue Grand Monde SALE 3850	\$497,000	28/05/2024
3	14 Canopus Ct SALE 3850	\$527,000	13/05/2024

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.~~

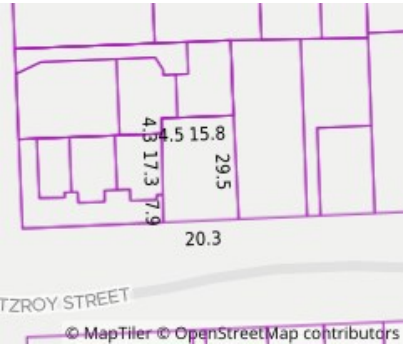
This Statement of Information was prepared on:

04/03/2025 14:31

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Indicative Selling Price
\$520,000

Median House Price
December quarter 2024: \$460,000



Property Type: House (Res)
Land Size: 591 sqm approx
Agent Comments

Comparable Properties



174 Pearson St SALE 3850 (VG)

Agent Comments



Price: \$490,000
Method: Sale
Date: 15/08/2024
Property Type: House (Res)
Land Size: 722 sqm approx

4 Rue Grand Monde SALE 3850 (VG)

Agent Comments



Price: \$497,000
Method: Sale
Date: 28/05/2024
Property Type: House (Res)
Land Size: 692 sqm approx

14 Canopus Ct SALE 3850 (VG)

Agent Comments



Price: \$527,000
Method: Sale
Date: 13/05/2024
Property Type: House (Res)
Land Size: 912 sqm approx

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



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