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 63 Inglis Street, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/under	quoting		
Single price	e \$539,000						
Median sale p	rice						
Median price	\$475,000	Property Type House			Suburb	Sale	
Period - From	01/04/2024	to	31/03/2025	5	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Patten St SALE 3850	\$540,000	20/02/2025
2	18 Rue Grande Monde SALE 3850	\$550,000	17/06/2024
3	76 Inglis St SALE 3850	\$605,000	28/03/2024

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:

02/06/2025 17:07



63 Inglis Street, Sale Vic 3850



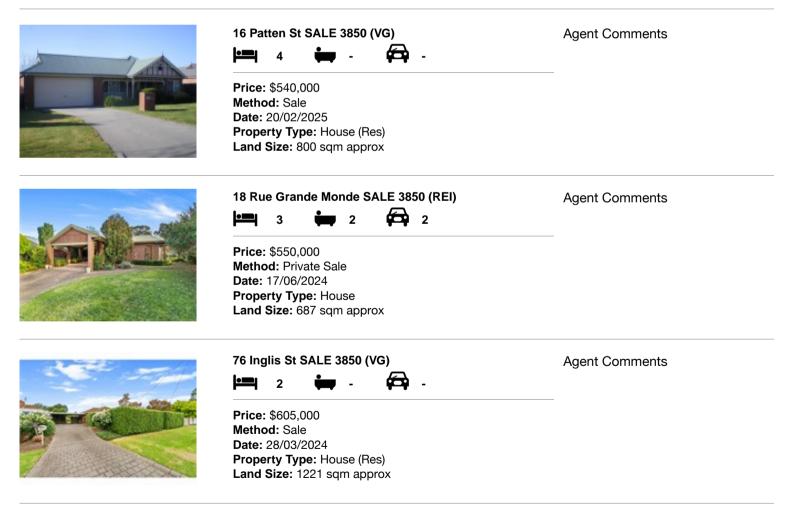




Property Type: House **Land Size:** 741 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$539,000 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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