

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

64B Barkly Street, Sale Vic 3850

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$475,000

Property Type

House

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 two kilometres of the property for sale in the last six 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	8/242a Raglan St SALE 3850	\$365,000	30/04/2025
2	2/44 Patten St SALE 3850	\$370,000	28/04/2025
3	108a Pearson St SALE 3850	\$375,800	17/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/06/2025 16:40



Property Type: Unit
Land Size: 263 sqm approx
Agent Comments

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

Comparable Properties



8/242a Raglan St SALE 3850 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 30/04/2025
Property Type: Unit



2/44 Patten St SALE 3850 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 28/04/2025
Property Type: Unit



108a Pearson St SALE 3850 (VG)

Agent Comments



Price: \$375,800
Method: Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 569 sqm approx

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