

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

8 Codrington Street, Sale Vic 3850

Indicative selling price

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

Single price \$699,950

Median sale price

Median price \$492,500

Property Type House

Suburb Sale

Period - From 01/07/2024

to 30/06/2025

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.

	Address of comparable property	Price	Date of sale
1	13 Stafford Dr SALE 3850	\$750,000	07/10/2024
2	18 Marley St SALE 3850	\$699,000	01/08/2024
3	48 Guthridge Pde SALE 3850	\$750,000	30/07/2024

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:

02/10/2025 16:00



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Property Type: Land

Land Size: 763 sqm approx

Agent Comments

Comparable Properties



13 Stafford Dr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$750,000

Method: Sale

Date: 07/10/2024

Property Type: House (Res)

Land Size: 718 sqm approx



18 Marley St SALE 3850 (REI)

Agent Comments

4 1 -

Price: \$699,000

Method: Private Sale

Date: 01/08/2024

Property Type: House



48 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$750,000

Method: Private Sale

Date: 30/07/2024

Property Type: House

Land Size: 1346 sqm approx

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