### 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 83 Market Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$550,000									
Median sale price										
Median price	\$475,000	Pro	operty Type	Ηοι	ise		Suburb	Sale		
Period - From	01/01/2024	to	31/12/2024		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	131-133 Market St SALE 3850	\$555,000	07/12/2023
2	131 MARKET St SALE 3850	\$555,000	27/11/2023
3	13 Market St SALE 3850	\$565,000	20/10/2023

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:

03/03/2025 15:45



83 Market Street, Sale Vic 3850

# GRAHAM CHALMER

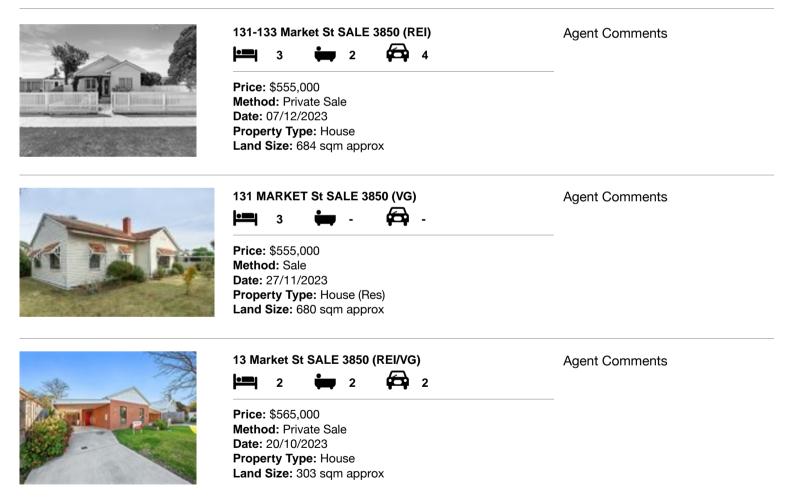




Property Type: House Land Size: 950 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$550,000 Median House Price Year ending December 2024: \$475,000

## **Comparable Properties**



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



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