

# 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

9/27 Trood Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$342,500

### Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	1/99 Reeve St SALE 3850	\$350,000	07/08/2024
2	6/1 Jacaranda Dr SALE 3850	\$330,000	08/05/2024
3	7/242a Raglan St SALE 3850	\$360,000	12/12/2023

**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:

14/05/2025 16:28

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**Indicative Selling Price**

\$342,500

**Median House Price**

March quarter 2025: \$542,500

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties

**1/99 Reeve St SALE 3850 (REI)**

Agent Comments

**Price:** \$350,000**Method:** Private Sale**Date:** 07/08/2024**Property Type:** Unit**Land Size:** 196 sqm approx**6/1 Jacaranda Dr SALE 3850 (VG)**

Agent Comments

**Price:** \$330,000**Method:** Sale**Date:** 08/05/2024**Property Type:** Strata Unit/Flat**7/242a Raglan St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$360,000**Method:** Private Sale**Date:** 12/12/2023**Property Type:** Unit**Land Size:** 323 sqm approx

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