

# 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

9/35 Stead 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

\$269,950

### Median sale price

Median price

\$350,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2023

to

30/06/2024

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 | 11/35 Stead St SALE 3850       | \$299,500 | 26/08/2023   |
| 2 | 4/12 Wright Ct SALE 3850       | \$280,000 | 23/05/2024   |
| 3 | 3/12 Wright Ct SALE 3850       | \$270,000 | 29/04/2024   |

**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:

24/07/2024 12:00

9/35 Stead Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$269,950

**Median Unit Price**

Year ending June 2024: \$350,000



2 2 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**11/35 Stead St SALE 3850 (VG)**

**Agent Comments**

2 - -

**Price:** \$299,500

**Method:** Sale

**Date:** 26/08/2023

**Property Type:** Flat/Unit/Apartment (Res)



**4/12 Wright Ct SALE 3850 (REI)**

**Agent Comments**

3 1 1

**Price:** \$280,000

**Method:** Private Sale

**Date:** 23/05/2024

**Property Type:** House

**Land Size:** 405 sqm approx



**3/12 Wright Ct SALE 3850 (REI)**

**Agent Comments**

2 1 1

**Price:** \$270,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** Unit

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



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