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	1 Simpson Street, Sale Vic 3850

Indicative selling price

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

Single price	$315,000

Median sale price

Median price	$480,000	Property Type	House	Suburb	Sale
Period - From	01/04/2023	to	30/06/2023	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	17 Mcghee St SALE 3850	$315,000	01/06/2023
2	99 Stawell St SALE 3850	$315,000	16/05/2022
3	140 Marley St SALE 3850	$310,000	03/03/2023

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: 07/09/2023 16:12

CONSUMER AFFAIRS VICTORIA

1 Simpson Street, Sale Vic 3850

Chris Morrison
0351439206
0419381832
cjmorrison@chalmer.com.au

Indicative Selling Price
$315,000
Median House Price
June quarter 2023: $480,000

🛏 2   🛁 1   🚗 2

Rooms: 6
Property Type: House
Land Size: 846 sqm approx

Agent Comments

Comparable Properties

17 Mcghee St SALE 3850 (VG)

🛏 2   🛁 -   🚗 -

Price: $315,000
Method: Sale
Date: 01/06/2023
Property Type: House (Res)
Land Size: 838 sqm approx

Agent Comments

99 Stawell St SALE 3850 (VG)

🛏 2   🛁 -   🚗 -

Price: $315,000
Method: Sale
Date: 16/05/2022
Property Type: House (Res)
Land Size: 518 sqm approx

Agent Comments

140 Marley St SALE 3850 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $310,000
Method: Private Sale
Date: 03/03/2023
Property Type: House
Land Size: 764 sqm approx

Agent Comments

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