### 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

159 Cunninghame Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this		

Single price \$770,000

#### Median sale price

Median price	\$480,000	Pro	perty Type Hou	use		Suburb	Sale
Period - From	01/04/2023	to	30/06/2023	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.

Add	dress of comparable property	Price	Date of sale
1	37 Lansdowne St SALE 3850	\$803,000	21/09/2022
2	39 Barkly St SALE 3850	\$770,000	30/03/2023
3	130 CUNNINGHAME St SALE 3850	\$762,500	10/03/2023

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:

02/08/2023 10:25



# GRAHAM CHALMER





Rooms: 6 Property Type: House Land Size: 532 sqm approx Agent Comments

Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

**Indicative Selling Price** \$770,000 **Median House Price** June quarter 2023: \$480,000

## **Comparable Properties**



37 Lansdowne St SALE 3850 (REI/VG) **6** 4



Price: \$803.000 Method: Private Sale Date: 21/09/2022 Property Type: House Land Size: 1067 sqm approx Agent Comments



39 Barkly St SALE 3850 (REI/VG)



Price: \$770,000 Method: Private Sale Date: 30/03/2023 Property Type: House Land Size: 1011 sqm approx



130 CUNNINGHAME St SALE 3850 (REI/VG)



Agent Comments

Agent Comments

Price: \$762,500 Method: Private Sale Date: 10/03/2023 Property Type: House Land Size: 994 sqm approx

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



propertydata

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