

# 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

16 Cherry Place, Sale Vic 3850

### Indicative selling price

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

Single price \$300,000

### Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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	40 Mccole St SALE 3850	\$313,500	25/08/2023
2	6 Elston Ct SALE 3850	\$310,000	17/10/2023
3	7 Weir St SALE 3850	\$290,000	27/06/2023

**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:

23/10/2023 11:28

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**Indicative Selling Price**

\$300,000

**Median House Price**

Year ending September 2023: \$480,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 576 sqm approx

Agent Comments

## Comparable Properties



**40 McCole St SALE 3850 (REI)**

Agent Comments



**Price:** \$313,500

**Method:** Private Sale

**Date:** 25/08/2023

**Property Type:** House

**Land Size:** 659 sqm approx



**6 Elston Ct SALE 3850 (REI)**

Agent Comments



**Price:** \$310,000

**Method:** Private Sale

**Date:** 17/10/2023

**Property Type:** House

**Land Size:** 560 sqm approx



**7 Weir St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$290,000

**Method:** Private Sale

**Date:** 27/06/2023

**Property Type:** House

**Land Size:** 646 sqm approx

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