

# 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

172 Fitzroy Street, Sale Vic 3850

### Indicative selling price

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

Range between \$699,000 & \$720,000

### Median sale price

Median price \$531,000 Property Type House Suburb Sale

Period - From 01/10/2023 to 31/12/2023 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	47a Palmerston St SALE 3850	\$820,000	03/05/2023
2	130 CUNNINGHAME St SALE 3850	\$762,500	10/03/2023
3	1/62 York St SALE 3850	\$700,000	03/04/2024

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:

12/04/2024 13:43

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**Indicative Selling Price**

\$699,000 - \$720,000

**Median House Price**

December quarter 2023: \$531,000



3 3 0

**Property Type:** House

**Land Size:** 700 sqm approx

Agent Comments

## Comparable Properties



**47a Palmerston St SALE 3850 (REI)**

Agent Comments

3 2 2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 03/05/2023

**Property Type:** Unit



**130 CUNNINGHAME St SALE 3850 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$762,500

**Method:** Private Sale

**Date:** 10/03/2023

**Property Type:** House

**Land Size:** 994 sqm approx



**1/62 York St SALE 3850 (REI)**

Agent Comments

3 2 2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 03/04/2024

**Property Type:** Townhouse (Single)

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