### Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 2/135 Market Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$449,950									
Median sale price										
Median price	\$460,000	Pro	operty Type	Том	/nhouse		Suburb	Sale		
Period - From	31/01/2023	to	30/01/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/112 Palmerston St SALE 3850	\$445,000	06/11/2023
2	5/159-161 Somerton Park Rd SALE 3850	\$435,000	21/11/2022
3	5/20-22 Darling St SALE 3850	\$425,000	21/08/2023

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:

31/01/2024 15:18



# GRAHAM CHALMER





Rooms: 3 Property Type: Townhouse (Single) Land Size: 485 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$449,950 Median Townhouse Price 31/01/2023 - 30/01/2024: \$460,000

## **Comparable Properties**



3/112 Palmerston St SALE 3850 (VG)



Price: \$445,000 Method: Sale Date: 06/11/2023 Property Type: Flat/Unit/Apartment (Res)



5/159-161 Somerton Park Rd SALE 3850 (REI) Agent Comments



Price: \$435,000 Method: Private Sale Date: 21/11/2022 Property Type: Unit

5/20-22 Darling St SALE 3850 (REI)

2

**60**1

Agent Comments

Agent Comments



Price: \$425,000 Method: Private Sale Date: 21/08/2023 Property Type: Unit

2

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



propertydata

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