

# 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 24-26 Thomson Street, Sale Vic 3850  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$549,000

### 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	131-133 Market St SALE 3850	\$555,000	07/12/2023
2	13 Fitzroy St SALE 3850	\$535,000	18/09/2023
3	111 Marley St SALE 3850	\$520,000	07/08/2023

OR

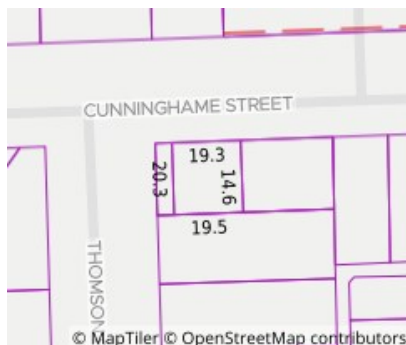
~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09/02/2024 14:05

Matt Cutler  
51439207  
0438356761  
matthewc@chalmer.com.au

**Indicative Selling Price**  
\$549,000

**Median House Price**  
December quarter 2023: \$531,000



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 392 sqm approx  
Agent Comments

## Comparable Properties



**131-133 Market St SALE 3850 (REI)**

Agent Comments



**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** House  
**Land Size:** 684 sqm approx



**13 Fitzroy St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 18/09/2023  
**Property Type:** House  
**Land Size:** 611 sqm approx



**111 Marley St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 07/08/2023  
**Property Type:** House  
**Land Size:** 621 sqm approx

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