

# 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 27 Stead 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 \$430,000

### 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	3 Janice Way SALE 3850	\$525,000	08/04/2024
2	121 Fitzroy St SALE 3850	\$470,000	02/04/2024
3	12 Ellen Way SALE 3850	\$460,000	15/06/2023

**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:

09/04/2024 14:13

Ferg Horan

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**Indicative Selling Price**

\$430,000

**Median House Price**

December quarter 2023: \$531,000



3   1   2

**Property Type:** House

**Land Size:** 658 sqm approx

Agent Comments

## Comparable Properties



**3 Janice Way SALE 3850 (REI)**

Agent Comments

3   2   4

**Price:** \$525,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** House

**Land Size:** 865 sqm approx



**121 Fitzroy St SALE 3850 (REI)**

Agent Comments

3   1   2

**Price:** \$470,000

**Method:** Private Sale

**Date:** 02/04/2024

**Property Type:** House

**Land Size:** 973 sqm approx



**12 Ellen Way SALE 3850 (VG)**

Agent Comments

3   -   -

**Price:** \$460,000

**Method:** Sale

**Date:** 15/06/2023

**Property Type:** House (Res)

**Land Size:** 660 sqm approx

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