

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/84-86 Fitzroy Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$389,000

Median sale price

Median price \$350,000

Property Type Unit

Suburb Sale

Period - From 01/01/2024

to 31/03/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	5/134-136 Desailly St SALE 3850	\$398,000	27/06/2024
2	3/400 York St SALE 3850	\$380,000	12/01/2024
3	3/51 Topping St SALE 3850	\$365,000	26/06/2024

OR

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

This Statement of Information was prepared on:

05/07/2024 17:50

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Indicative Selling Price

\$389,000

Median Unit Price

March quarter 2024: \$350,000



Property Type:

Agent Comments

Comparable Properties



5/134-136 Desailly St SALE 3850 (REI)

Agent Comments



Price: \$398,000

Method: Private Sale

Date: 27/06/2024

Property Type: Townhouse (Single)

Land Size: 250 sqm approx



3/400 York St SALE 3850 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 12/01/2024

Property Type: Unit

Land Size: 262 sqm approx



3/51 Topping St SALE 3850 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 26/06/2024

Property Type: Unit

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