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	e \$389,000									
Median sale price										
Median price	\$350,000	Pro	operty Type Unit			Suburb	Sale			
Period - From	01/01/2024	to	31/03/2024	Sol	urce	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.

Ado	dress 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



3/84-86 Fitzroy Street, Sale Vic 3850

GRAHAM CHALMER



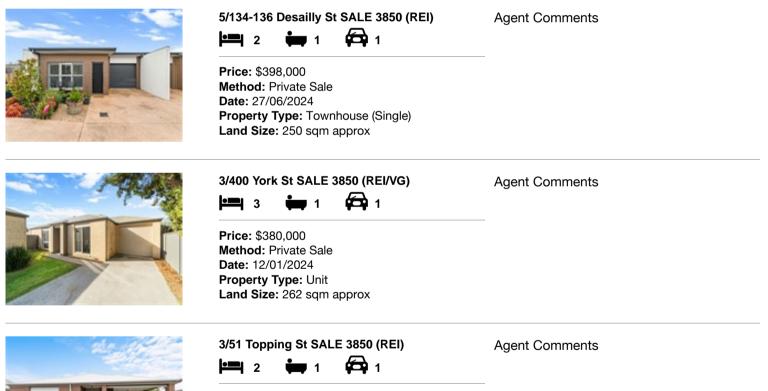


Property Type: Agent Comments

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$389,000 **Median Unit Price** March quarter 2024: \$350,000

Comparable Properties





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



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