

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
Including suburb or
locality and postcode

3 Wise Street, Sale Vic 3850

Indicative selling price

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

Single price \$427,500

Median sale price

Median price \$477,500

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/09/2023

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	15 Nicholson St SALE 3850	\$450,000	24/05/2023
2	4 Staveley St SALE 3850	\$440,000	17/05/2022
3	39 Hoddle St SALE 3850	\$410,000	17/08/2022

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:

10/11/2023 16:42

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Indicative Selling Price
\$427,500

Median House Price
September quarter 2023: \$477,500



3 1 2

Property Type: House
Land Size: 570 sqm approx
Agent Comments

Comparable Properties



15 Nicholson St SALE 3850 (REI/VG)

Agent Comments

3 1 3

Price: \$450,000
Method: Private Sale
Date: 24/05/2023
Property Type: House
Land Size: 1008 sqm approx

4 Staveley St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$440,000
Method: Sale
Date: 17/05/2022
Property Type: House (Res)
Land Size: 590 sqm approx



39 Hoddle St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$410,000
Method: Private Sale
Date: 17/08/2022
Property Type: House
Land Size: 587 sqm approx

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