

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

4/8 Ross Street, Sale Vic 3850

Indicative selling price

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

Single price \$320,000

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	2/143 Stawell St SALE 3850	\$327,000	27/03/2024
2	2/14-16 Carter St SALE 3850	\$320,000	15/02/2024
3	11 Mathieson St SALE 3850	\$312,500	22/01/2024

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:

13/05/2024 11:22

Brett Glover
5144 4333
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Indicative Selling Price
\$320,000

Median Unit Price
March quarter 2024: \$350,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



2/143 Stawell St SALE 3850 (REI/VG)

Agent Comments



Price: \$327,000
Method: Private Sale
Date: 27/03/2024
Property Type: House



2/14-16 Carter St SALE 3850 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit



11 Mathieson St SALE 3850 (REI/VG)

Agent Comments



Price: \$312,500
Method: Private Sale
Date: 22/01/2024
Property Type: House
Land Size: 584 sqm approx

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