### 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	e \$320,000								
Median sale price									
Median price	\$350,000	Pro	operty Type Unit			Suburb	Sale		
Period - From	01/01/2024	to	31/03/2024	Sou	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.

Ad	dress 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



4/8 Ross Street, Sale Vic 3850

# GRAHAM CHALMER





**Property Type:** Strata Unit/Flat Agent Comments

Brett Glover 5144 4333 0408 384 147 brettg@chalmer.com

Indicative Selling Price \$320,000 Median Unit Price March quarter 2024: \$350,000

## **Comparable Properties**

2/143 Stawell St SALE 3850 (REI/VG) 2 1 1 1 Price: \$327,000 Method: Private Sale Date: 27/03/2024 Property Type: House	Agent Comments
2/14-16 Carter St SALE 3850 (REI) 2 1 2 1 1 1 Price: \$320,000 Method: Private Sale Date: 15/02/2024 Property Type: Unit	Agent Comments
11 Mathieson St SALE 3850 (REI/VG) 3 1 2 Price: \$312,500 Method: Private Sale Date: 22/01/2024 Property Type: House Land Size: 584 sqm approx	Agent Comments

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



propertydata

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