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	41 Darling Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$580,000

Median sale price

Median price	\$480,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2023	to	30/06/2023		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

1	124 Lansdowne St SALE 3850	\$592,000	21/08/2023
2	111-113 Elgin St SALE 3850	\$585,000	03/04/2023
3	130 Fitzroy St SALE 3850	\$580,000	22/03/2023

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:	04/10/2023 11:17



Date of sale



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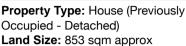
Indicative Selling Price \$580,000 **Median House Price**

June quarter 2023: \$480,000









Agent Comments





124 Lansdowne St SALE 3850 (REI)

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Price: \$592,000 Method: Private Sale Date: 21/08/2023 Property Type: House Land Size: 880 sqm approx **Agent Comments**



111-113 Elgin St SALE 3850 (REI)







Price: \$585,000 Method: Private Sale Date: 03/04/2023 Property Type: House Land Size: 1077 sqm approx Agent Comments



130 Fitzroy St SALE 3850 (REI/VG)

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Price: \$580,000 Method: Private Sale Date: 22/03/2023 Property Type: House Land Size: 657 sqm approx Agent Comments

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



