

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 6/38-42 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 \$449,000

Median sale price

Median price \$460,000

Property Type Townhouse

Suburb Sale

Period - From 14/08/2022

to 13/08/2023

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	2/120 Palmerston St SALE 3850	\$445,000	02/06/2022
2	5/159-161 Somerton Park Rd SALE 3850	\$435,000	21/11/2022
3	3/148 Pearson St SALE 3850	\$433,000	01/07/2022

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:

14/08/2023 14:44

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Indicative Selling Price
\$449,000

Median Townhouse Price
14/08/2022 - 13/08/2023: \$460,000



2 2 1

Rooms: 3
Property Type: Townhouse
(Single)
Land Size: 300 sqm approx
Agent Comments

Comparable Properties



2/120 Palmerston St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$445,000
Method: Private Sale
Date: 02/06/2022
Property Type: Unit
Land Size: 345 sqm approx



5/159-161 Somerton Park Rd SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$435,000
Method: Private Sale
Date: 21/11/2022
Property Type: Unit



3/148 Pearson St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$433,000
Method: Private Sale
Date: 01/07/2022
Property Type: Townhouse (Single)

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