Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6/38-42 Darling Street, Sale Vic 3850

Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/underquo	oting	
Single price	\$449,000			
Median sale pri	ce		7	

Median price	\$460,000	Pro	perty Type	Tow	nhouse		Suburb	Sale
Period - From	14/08/2022	to	13/08/2023		Sc	ource	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.

Ade	dress 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



GRAHAM CHALMER

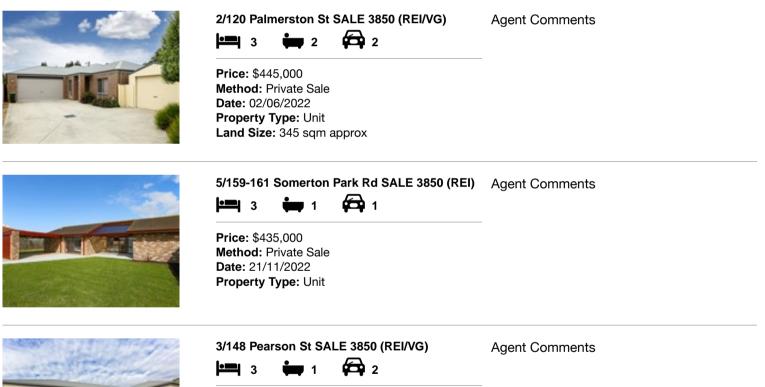




Rooms: 3 Property Type: Townhouse (Single) Land Size: 300 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$449,000 Median Townhouse Price 14/08/2022 - 13/08/2023: \$460,000

Comparable Properties





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



propertydata

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