### 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 84 Thomson Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$519,000								
Median sale price									
Median price	\$531,000	Pro	operty Type Hou	ISE	Suburb	Sale			
Period - From	01/10/2023	to	31/12/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	139 Macalister St SALE 3850	\$605,000	09/01/2024
2	172 Cunninghame St SALE 3850	\$568,000	30/06/2023
3	108 Reeve St SALE 3850	\$550,000	16/06/2023

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:

15/02/2024 17:16



# GRAHAM CHALMER





Rooms: 6 Property Type: House Land Size: 617 sqm approx Agent Comments Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$519,000 Median House Price December quarter 2023: \$531,000

## **Comparable Properties**





Price: \$550,000 Method: Private Sale Date: 16/06/2023

Property Type: House Land Size: 695 sqm approx

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.