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	3/16-18 Market 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	\$495,000

Median sale price

Median price \$327,000	Pro	perty Type Un	it		Suburb	Sale
Period - From 01/04/2024	to [31/03/2025	Soi	urce	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

Address of comparable property		Price	Date of sale
1	1/35 Reeve St SALE 3850	\$490,000	22/07/2024
2	138B Reeve St SALE 3850	\$470,000	02/02/2024
3	2/205 Desailly St SALE 3850	\$505,000	18/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	15/05/2025 12:10
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Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Indicative Selling Price \$495,000 **Median Unit Price** Year ending March 2025: \$327,000





Comparable Properties



1/35 Reeve St SALE 3850 (VG)

Price: \$490,000 Method: Sale Date: 22/07/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



138B Reeve St SALE 3850 (REI/VG)

Agent Comments

Price: \$470,000 Method: Private Sale Date: 02/02/2024 Property Type: Unit









Price: \$505,000 Method: Private Sale Date: 18/12/2023 Property Type: Unit

Land Size: 326 sqm approx

Agent Comments



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





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