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 Including suburb or locality and postcode	2 Chalmer Court, Sale Vic 3850

Indicative selling price

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

Single price $358,000

Median sale price

Median price $460,000 Property Type House Suburb Sale

Period - From 01/10/2024 to 31/12/2024 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	279 Raglan St SALE 3850	$370,000	26/08/2024
2	121 Dawson St SALE 3850	$354,000	12/07/2024
3	4 Rolland St SALE 3850	$349,500	16/05/2024

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: 01/04/2025 15:55

2 Chalmer Court, Sale Vic 3850



3

Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price
$358,000
Median House Price
December quarter 2024: $460,000

Comparable Properties



279 Raglan St SALE 3850 (REI/VG)

3 1 2

Price: $370,000
Method: Private Sale
Date: 26/08/2024
Property Type: House
Land Size: 714 sqm approx

Agent Comments



121 Dawson St SALE 3850 (REI/VG)

3 1 1

Price: $354,000
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 506 sqm approx

Agent Comments



4 Rolland St SALE 3850 (REI)

3 1 1

Price: $349,500
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 625 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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