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

13 Joseph Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$745,000									
Median sale price										
Median price	\$477,500	Property Type House]	Suburb	Sale			
Period - From	01/07/2023	to	30/09/2023	S	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.

Add	dress of comparable property	Price	Date of sale
1	130 CUNNINGHAME St SALE 3850	\$762,500	10/03/2023
2	9 Thornton Ct SALE 3850	\$760,000	10/11/2022
3	1 Dion Ct SALE 3850	\$740,000	10/02/2023

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:

10/11/2023 11:59



13 Joseph Street, Sale Vic 3850

GRAHAM CHALMER

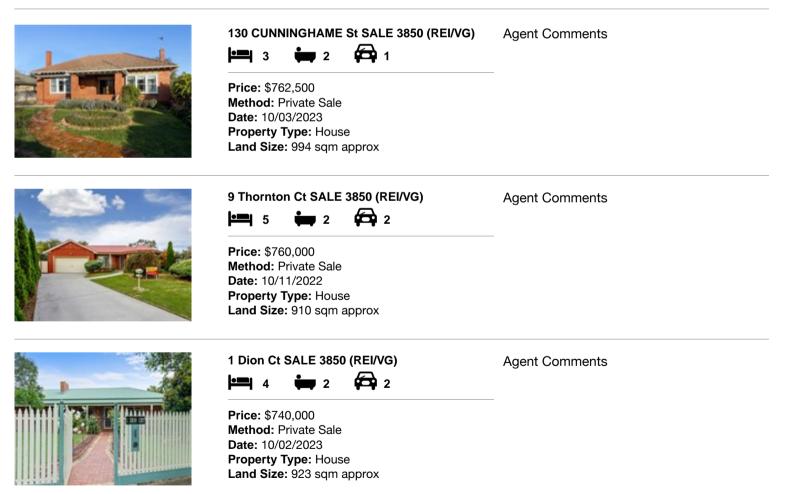




Property Type: Divorce/Estate/Family Transfers Land Size: 807 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$745,000 Median House Price September quarter 2023: \$477,500

Comparable Properties



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



propertydata

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