

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

5 Ferguson Way, Sale Vic 3850

Indicative selling price

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

Single price

\$775,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Sale

Period - From

01/01/2025

to

31/03/2025

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	3 Wynd St SALE 3850	\$745,000	03/03/2025
2	34 Dyer Av SALE 3850	\$820,000	28/02/2025
3	2 Elliman Cr SALE 3850	\$770,000	15/07/2024

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:

30/05/2025 11:39

5 Ferguson Way, Sale Vic 3850

Chalmer

Sarah Bedggood

5144 4333

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Indicative Selling Price

\$775,000

Median House Price

March quarter 2025: \$542,500



Property Type: Land

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



3 Wynd St SALE 3850 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 03/03/2025

Property Type: House

Land Size: 700 sqm approx



34 Dyer Av SALE 3850 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 28/02/2025

Property Type: House

Land Size: 965 sqm approx



2 Elliman Cr SALE 3850 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 15/07/2024

Property Type: House

Land Size: 875 sqm approx

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



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