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	1 Sheumack Place, Sale Vic 3850

Indicative selling price

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

Single price $620,000

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	136 Barkly St SALE 3850	$635,000	06/02/2025
2	13 Joseph St SALE 3850	$620,000	06/12/2024
3	10 James Ct SALE 3850	$599,000	28/10/2024

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: 10/04/2025 17:19

1 Sheumack Place, Sale Vic 3850

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price
$620,000
Median House Price
March quarter 2025: $542,500

Comparable Properties

136 Barkly St SALE 3850 (VG)

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Price: $635,000
Method: Sale
Date: 06/02/2025
Property Type: House (Res)
Land Size: 1049 sqm approx

Agent Comments

13 Joseph St SALE 3850 (REI/VG)

3 2 2

Price: $620,000
Method: Private Sale
Date: 06/12/2024
Property Type: House
Land Size: 807 sqm approx

Agent Comments

10 James Ct SALE 3850 (VG)

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Price: $599,000
Method: Sale
Date: 28/10/2024
Property Type: House (Res)
Land Size: 1463 sqm approx

Agent Comments

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