

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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	1/205 Desailly St SALE 3850	\$585,000	21/11/2022
2	2/150 Reeve St SALE 3850	\$535,000	05/08/2022
3	2/149 Reeve St SALE 3850	\$515,000	01/02/2023

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:

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Indicative Selling Price

\$439,950

Median Unit Price

December quarter 2022: \$332,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/205 Desailly St SALE 3850 (VG)

Agent Comments



Price: \$585,000

Method: Sale

Date: 21/11/2022

Property Type: Flat/Unit/Apartment (Res)



2/150 Reeve St SALE 3850 (REI)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 05/08/2022

Property Type: Townhouse (Single)



2/149 Reeve St SALE 3850 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 01/02/2023

Property Type: Townhouse (Single)

Land Size: 599 sqm approx

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