









Property Type: House Land Size: 641 sqm **Agent Comments** 

**Indicative Selling Price** \$0 - \$0 **Median House Price** March quarter 2017: \$348,500

# Comparable Properties



201 Dawson St SALE 3850 (VG)

**—** 3





Price: \$220,000 Method: Sale Date: 31/10/2016 Rooms: -

Property Type: House (Res) Land Size: 594 sqm

196 Dawson St SALE 3850 (VG)



Rooms: -





Price: \$219,000 Method: Sale Date: 29/08/2016

Property Type: House (Res) Land Size: 587 sqm

113 Patten St SALE 3850 (REI/VG)







Price: \$218,000 Method: Private Sale Date: 03/10/2016 Rooms: -

Property Type: House Land Size: 534 sqm

**Agent Comments** 

Agent Comments

Agent Comments



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 26/05/2017 16:44



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
----------------------	-----------	-------	-----

Address	121 Patten Street, Sale Vic 3850
Including suburb or	
locality andpostcode	

### Indicative selling price

Ear	tho	mooning	of thic	nrico coo	consumer.vic.g	and and an	dorauotina
LOI	une	meaning	OI IIIIS	price see	consumer.vic.c	aov.au/un	aerquoting

Range between	\$0	&	\$0
---------------	-----	---	-----

### Median sale price

Median price	\$348,500	Н	ouse X	Suburb or locality	ySale
Period - From	01/01/2017	to	31/03/2017	Source REI	V

### Comparable property sales

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
201 Dawson St SALE 3850	\$220,000	31/10/2016
196 Dawson St SALE 3850	\$219,000	29/08/2016
113 Patten St SALE 3850	\$218,000	03/10/2016





Generated: 26/05/2017 16:44