Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 154 Patten Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$394,000									
Median sale price										
Median price	\$405,000	Pr	operty Type Hou	se		Suburb	Sale			
Period - From	01/10/2020	to	31/12/2020	Sc	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.

Ad	dress of comparable property	Price	Date of sale
1	32 Raglan St SALE 3850	\$407,500	09/11/2020
2	4 Lapwing La SALE 3850	\$405,000	06/10/2020
3	6 Camellia CI SALE 3850	\$395,000	30/09/2020

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:

17/03/2021 10:29



GRAHAM CHALMER





Property Type: Land Land Size: 503 sqm approx Agent Comments

Victoria Cook 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$394,000 **Median House Price** December quarter 2020: \$405,000

Comparable Properties



32 Raglan St SALE 3850 (VG) Ξ. 3

Price: \$407,500 Method: Sale Date: 09/11/2020 Property Type: House (Res) Land Size: 334 sqm approx

4 Lapwing La SALE 3850 (REI/VG)

2

6 2

Agent Comments



Price: \$405,000 Method: Private Sale Date: 06/10/2020 Rooms: 7 Property Type: House Land Size: 376 sqm approx

•**•** 3

6 Camellia CI SALE 3850 (VG) Ξ.



Price: \$395.000 Method: Sale Date: 30/09/2020 Property Type: House (Res) Land Size: 641 sqm approx

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.