### 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

4/8-10 Darling Street, Sale Vic 3850

#### Indicative selling price

For the	meaning	of this	price see	consume	er.vic.gov.au	/underquoting	J

Single price \$359,500

#### Median sale price

Median price	\$245,000	Pro	perty Type Uni	t		Suburb	Sale
Period - From	01/04/2019	to	30/06/2019	So	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.

Add	dress of comparable property	Price	Date of sale
1	73b Thomson St SALE 3850	\$410,000	10/12/2018
2	100 Dundas St SALE 3850	\$385,000	16/11/2018
3	3/139 Reeve St SALE 3850	\$370,000	30/05/2018

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:

17/09/2019 15:10



# GRAHAM CHALMER





Property Type: Townhouse (Single) Land Size: 250 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$359,500 Median Unit Price June quarter 2019: \$245,000

## **Comparable Properties**



73b Thomson St SALE 3850 (REI/VG)



Price: \$410,000 Method: Private Sale Date: 10/12/2018 Rooms: 7 Property Type: Townhouse (Single) Land Size: 1 sqm approx Agent Comments

Agent Comments

Agent Comments



100 Dundas St SALE 3850 (REI/VG)



Price: \$385,000 Method: Private Sale Date: 16/11/2018 Rooms: 6 Property Type: Townhouse (Single) Land Size: 326 sqm approx



3/139 Reeve St SALE 3850 (REI/VG)



Price: \$370,000 Method: Private Sale Date: 30/05/2018 Rooms: 6 Property Type: Townhouse (Single)

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.