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 6 Melanie Court, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$389,000									
Median sale price										
Median price	\$329,000	Pro	operty Type Hou	ISE		Suburb	Sale			
Period - From	01/07/2019	to	30/06/2020	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	3 Story St SALE 3850	\$400,000	01/08/2020
2	3 Melanie Ct SALE 3850	\$392,000	15/03/2020
3	4 Gooch Ct SALE 3850	\$390,000	22/05/2020

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:

24/08/2020 08:59

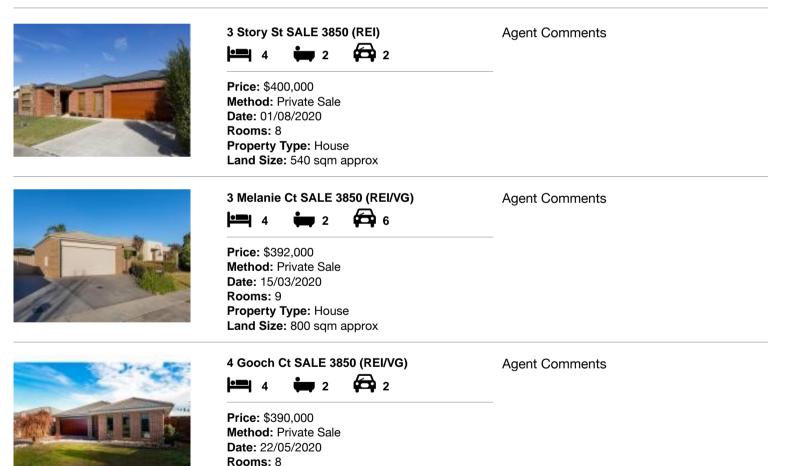






Property Type: House Land Size: 794 sqm approx Agent Comments Indicative Selling Price \$389,000 Median House Price Year ending June 2020: \$329,000

Comparable Properties



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

Property Type: House Land Size: 683 sqm approx



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.