

#### 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	12 Joseph Street, Sale Vic 3850
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$309,500

#### Median sale price

Median price	\$323,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/04/2018	to	31/03/2019		Source	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 eighteen 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	7 Helen Cr SALE 3850	\$310,000	27/05/2019
2	5 Orion St SALE 3850	\$310,000	11/06/2019
3	23 Howard St SALE 3850	\$280,000	01/05/2019

#### 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 eighteen months.





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**Property Type: Agent Comments** 

**Indicative Selling Price** \$309,500 **Median House Price** Year ending March 2019: \$323,000

## Comparable Properties

7 Helen Cr SALE 3850 (REI)

4



**€** 2

**Agent Comments** 

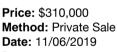
Price: \$310,000 Method: Private Sale Date: 27/05/2019

Rooms: 7

Property Type: House



**Agent Comments** 



Rooms: 8

Property Type: House

Land Size: 924 sqm approx



23 Howard St SALE 3850 (REI/VG)

4

**6** ≥

**Agent Comments** 

Price: \$280.000 Method: Private Sale Date: 01/05/2019 Rooms: 8

Property Type: House Land Size: 763 sqm approx

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

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