

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	63 Dundas 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	\$355,000
Sirigle price	ψ000,000

Median sale price

Median price	\$310,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

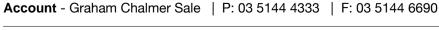
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Date of sale Price

1	45 Montgomery St SALE 3850	\$370,000	24/08/2018
2	63 Fitzroy St SALE 3850	\$360,000	08/12/2018
3	18 Rebecca Dr SALE 3850	\$355,000	31/07/2018

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 eighteen months.









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> **Indicative Selling Price** \$355,000

Median House Price

Year ending September 2018: \$310,000





Property Type: House (Previously

Occupied - Detached) Land Size: 1009 sqm approx

Agent Comments

Comparable Properties



45 Montgomery St SALE 3850 (REI)

- 5





Price: \$370.000 Method: Private Sale Date: 24/08/2018

Rooms: -

Property Type: House

Agent Comments



63 Fitzroy St SALE 3850 (REI)







Price: \$360,000 Method: Auction Sale Date: 08/12/2018

Rooms: 7

Property Type: House (Res) Land Size: 1011 sqm approx **Agent Comments**



18 Rebecca Dr SALE 3850 (REI/VG)

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Price: \$355.000 Method: Private Sale Date: 31/07/2018

Rooms: 8

Property Type: House Land Size: 1061 sqm approx **Agent Comments**

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

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