

Stephen Chalmer 03-51439205 0419-381831 schalmer@chalmer.com.au

### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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	174 Guthridge Parade, 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 \$460,000

#### Median sale price

Median price	\$323,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

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

Α\* 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.

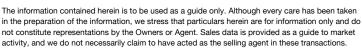
#### Address of comparable property **Price** Date of sale 1 18 King Av SALE 3850 \$485,000 09/11/2017 2 180 Stawell St SALE 3850 \$485,000 02/05/2017

#### OR

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**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.

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



\$470,000

09/11/2017

Generated: 05/03/2018 09:29





67 PATTEN St SALE 3850



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> **Indicative Selling Price** \$460,000

**Median House Price** 

Year ending December 2017: \$323,000



Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 677 sqm approx

**Agent Comments** 

# Comparable Properties



18 King Av SALE 3850 (REI)





**6** ₃

Price: \$485.000 Method: Private Sale Date: 09/11/2017 Rooms: 11

Property Type: House

**Agent Comments** 



180 Stawell St SALE 3850 (REI)







Price: \$485,000 Method: Private Sale Date: 02/05/2017

Rooms: 9

Property Type: House

**Agent Comments** 



67 PATTEN St SALE 3850 (REI/VG)

**-** 5

Rooms: 11





Price: \$470,000 Method: Private Sale Date: 09/11/2017

Property Type: House Land Size: 925 sqm approx Agent Comments

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

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