

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

Property offered for sal	le
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Address	168 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 \$337,500

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)

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

	are each comparation property		2410 01 04110
1	8 San Luis Dr SALE 3850	\$350,000	05/10/2017
2	9 Rue Grande Monde SALE 3850	\$346,500	22/08/2017
3	11 Kingfisher PI SALE 3850	\$330,000	28/02/2017

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.

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





Price

Date of sale

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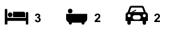
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> **Indicative Selling Price** \$337,500

Median House Price

Year ending December 2017: \$323,000





Rooms: 6

Property Type: House Land Size: 649 sqm approx

Agent Comments

Comparable Properties



8 San Luis Dr SALE 3850 (REI/VG)

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Price: \$350.000 Method: Private Sale Date: 05/10/2017 Rooms: 6

Property Type: House Land Size: 623 sqm approx

9 Rue Grande Monde SALE 3850 (REI/VG)



Price: \$346,500 Method: Private Sale Date: 22/08/2017 Rooms: 8

Property Type: House Land Size: 657 sqm approx

11 Kingfisher PI SALE 3850 (REI/VG)







Price: \$330,000 Method: Private Sale Date: 28/02/2017

Rooms: -

Property Type: House Land Size: 789 sqm approx **Agent Comments**

Agent Comments

Agent Comments



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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.