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 Including suburb or locality and postcode

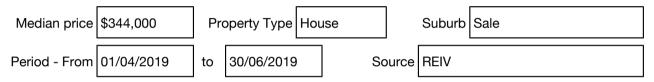
122a Palmerston Street, Sale Vic 3850

Indicative selling price

For the	meaning	of this	price see	consumer.vic.	.dov.au/u	nderauotina
		•••••			3.5.1.5.5.	

Single price \$450,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	1/67 Stawell St SALE 3850	\$550,000	24/05/2018
2	45b Lansdowne St SALE 3850	\$430,000	19/10/2018
3	1/17 Topping St SALE 3850	\$417,500	19/06/2018

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 18 months.

This Statement of Information was prepared on:

17/09/2019 16:34



GRAHAM CHALMER

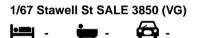




Property Type: Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$450,000 Median House Price June quarter 2019: \$344,000

Comparable Properties



Agent Comments

Agent Comments



45b Lansdowne St SALE 3850 (REI)



Price: \$430,000 Method: Private Sale Date: 19/10/2018 Rooms: 6 Property Type: Townhouse (Single) Land Size: 478 sqm approx

1/17 Topping St SALE 3850 (VG)

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Agent Comments

Price: \$417,500 Method: Sale Date: 19/06/2018 Property Type: Flat/Unit/Apartment (Res)

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



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.