Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$270,000

Property	offered	for sale
-----------------	---------	----------

Address	2/72 Thomson Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$266,000

3/131 Cunninghame St SALE 3850

Median sale price

Median price \$279,500	Pro	pperty Type Uni	t	Suburb	Sale
Period - From 01/01/2021	to	31/03/2021	Sour	rce 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	ress of comparable property	Price	Date of sale
1	11/40 Fitzroy St SALE 3850	\$274,000	03/06/2021
2	3/97 Marley St SALE 3850	\$265,000	11/05/2021

OR

3

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:	24/06/2021 10:20



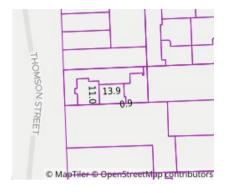
22/04/2021



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$266,000

Median Unit Price March quarter 2021: \$279,500





Comparable Properties



11/40 Fitzroy St SALE 3850 (REI)

-2

Price: \$274,000 Method: Private Sale Date: 03/06/2021 Property Type: Unit

Land Size: 145 sqm approx

Agent Comments



3/97 Marley St SALE 3850 (REI)

--- 2



Price: \$265,000 Method: Private Sale Date: 11/05/2021 Property Type: Unit

Agent Comments

3/131 Cunninghame St SALE 3850 (VG)

— 2



Price: \$270,000 Method: Sale Date: 22/04/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



