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**Indicative Selling Price**

\$189,500

**Median House Price**

Year ending March 2017: \$305,000



3 1 1

**Rooms:** 4

**Property Type:** House

**Land Size:** 650 sqm

**Agent Comments**

## Comparable Properties



**7 Treloar St SALE 3850 (REI)**

**Agent Comments**

3 1 4

**Price:** \$196,000

**Method:** Private Sale

**Date:** 02/06/2017

**Rooms:** 5

**Property Type:** House



**107 Dawson St SALE 3850 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$191,000

**Method:** Private Sale

**Date:** 17/06/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 539 sqm



**35 McLachlan St SALE 3850 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$190,000

**Method:** Private Sale

**Date:** 09/12/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 822 sqm

## 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

22 Bowman Drive, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$189,500

#### Median sale price

Median price \$305,000

House X

Suburb or locality Sale

Period - From 01/04/2016

to 31/03/2017

Source REIV

#### Comparable property sales

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.

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 7 Treloar St SALE 3850         | \$196,000 | 02/06/2017   |
| 107 Dawson St SALE 3850        | \$191,000 | 17/06/2016   |
| 35 Mclachlan St SALE 3850      | \$190,000 | 09/12/2016   |