

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

> **Indicative Selling Price** \$189,500

Median House Price Year ending March 2017: \$305,000



Rooms: 4 Property Type: House Land Size: 650 sqm **Agent Comments**

Comparable Properties



7 Treloar St SALE 3850 (REI)

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Price: \$196.000 Method: Private Sale Date: 02/06/2017 Rooms: 5

Property Type: House

Agent Comments



107 Dawson St SALE 3850 (REI/VG)

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Price: \$191,000 Method: Private Sale Date: 17/06/2016

Rooms: -

Property Type: House Land Size: 539 sqm

Agent Comments



35 McIachlan St SALE 3850 (REI/VG)

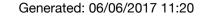
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Price: \$190.000 Method: Private Sale Date: 09/12/2016 Rooms: -

Property Type: House Land Size: 822 sqm

Agent Comments

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









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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for	sal	е
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Address	22 Bowman Drive, Sale Vic 3850
Including suburb or	
locality andpostcode	

Indicative selling price

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

Median sale price

Median price	\$305,000	H	ouse	Х	Suburb or lo	cality	Sale
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	I

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





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