

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

1-3 Cunninghame Street, Sale Vic 3850

Indicative selling price

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

Range between \$850,000 & \$880,000

Median sale price

Median price \$405,000 Property Type House Suburb Sale

Period - From 01/10/2020 to 31/12/2020 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 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
1	169 Foster St SALE 3850	\$1,150,000	01/12/2020
2	61 Wandana Rd SALE 3850	\$1,090,000	08/09/2020
3	22 Rhodes Dr SALE 3850	\$885,000	13/05/2020

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:

09/02/2021 13:21

1-3 Cunninghame Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Ferg Horan

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fhoran@chalmer.com.au

Indicative Selling Price

\$850,000 - \$880,000

Median House Price

December quarter 2020: \$405,000



Property Type: House (Previously Occupied - Detached)

Land Size: 2020 sqm approx

Agent Comments

Comparable Properties



169 Foster St SALE 3850 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 01/12/2020

Property Type: House

Land Size: 1957 sqm approx



61 Wandana Rd SALE 3850 (REI)

Agent Comments



Price: \$1,090,000

Method: Private Sale

Date: 08/09/2020

Rooms: 10

Property Type: House

Land Size: 4034 sqm approx



22 Rhodes Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 13/05/2020

Rooms: 11

Property Type: House

Land Size: 5230 sqm approx

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.