Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	83b Elgin 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	\$399,950

Median sale price

Median price	\$344,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2019	to	30/06/2019		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	45b Lansdowne St SALE 3850	\$430,000	19/10/2018
2	1/17 Topping St SALE 3850	\$417,500	19/06/2018
3	73b Thomson St SALE 3850	\$410,000	10/12/2018

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 16:00





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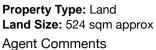
Indicative Selling Price \$399,950 **Median House Price**

June quarter 2019: \$344,000











Comparable Properties



45b Lansdowne St SALE 3850 (REI)

— 3





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)





Price: \$417,500 Method: Sale Date: 19/06/2018

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



73b Thomson St SALE 3850 (REI/VG)

-2





Price: \$410.000 Method: Private Sale Date: 10/12/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 1 sqm approx

Agent Comments

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



