Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/1 Glass Street, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting				
Single price	e \$335,000									
Median sale price										
Median price	\$245,000	Pro	operty Type	Unit			Suburb	Sale		
Period - From	01/04/2019	to	30/06/2019		So	ource	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	dress of comparable property	Price	Date of sale
1	3/139 Reeve St SALE 3850	\$370,000	30/05/2018
2	2/149 Reeve St SALE 3850	\$350,000	23/08/2018
3	2/5 Macarthur St SALE 3850	\$340,000	12/12/2018

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 14:15



3/1 Glass Street, Sale Vic 3850

GRAHAM CHALMER





Property Type: Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$335,000 **Median Unit Price** June quarter 2019: \$245,000

Comparable Properties



3/139 Reeve St SALE 3850 (REI/VG)



Price: \$370,000 Method: Private Sale Date: 30/05/2018 Rooms: 6 Property Type: Townhouse (Single) Agent Comments

Agent Comments



2/149 Reeve St SALE 3850 (VG)



Price: \$350,000 Method: Sale Date: 23/08/2018 Property Type: Flat/Unit/Apartment (Res)



2/5 Macarthur St SALE 3850 (REI/VG)



Agent Comments



Price: \$340,000 Method: Private Sale Date: 12/12/2018 Rooms: 7 Property Type: Townhouse (Single)

Land Size: 376 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.