

Chris Morrison 0351439206 0419381832

cimorrison@chalmer.com.au

### 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 andpostcode

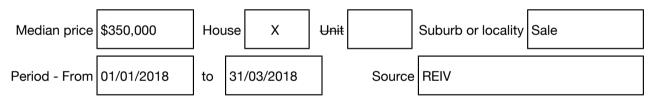
2 125 Stawell Street, Sale Vic 3850

#### Indicative selling price

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

Single price \$399,950

#### Median sale price



#### 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 eighteen 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	30 Topping St SALE 3850	\$399,500	07/02/2018
2	2 Cranswick Cr SALE 3850	\$395,000	16/02/2018
3	1 Sheumack PI SALE 3850	\$389,500	24/04/2018

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 eighteen months.

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

propertydata

#### Generated: 17/05/2018 15:06

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.



125 Stawell Street, Sale Vic 3850

## GRAHAM CHALMER

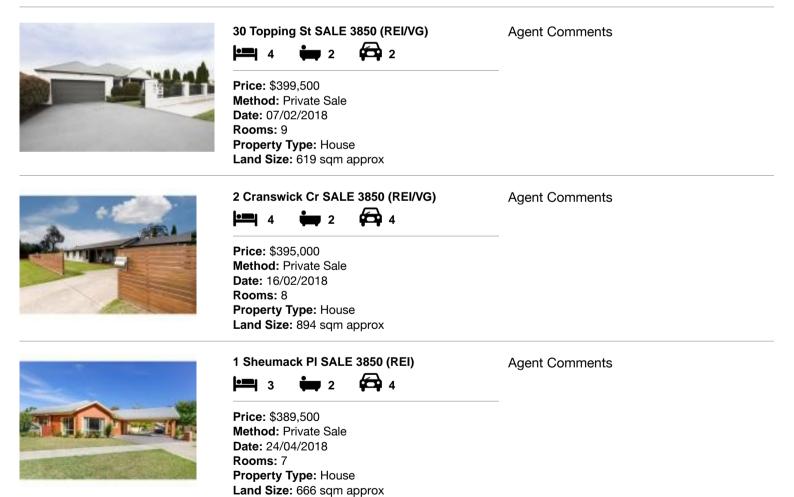




Rooms: 4 Property Type: House (New -Detached) Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$399,950 Median House Price March quarter 2018: \$350,000

## **Comparable Properties**



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