### 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 60 Thomson Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$399,950							
Median sale price								
Median price	\$405,000	Property Type Ho	ouse	Suburb	Sale			
Period - From	01/10/2020	to 31/12/2020	So	urce 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.

Ad	dress of comparable property	Price	Date of sale
1	13 Yvette CI SALE 3850	\$420,000	12/08/2020
2	5 Bridget Ct SALE 3850	\$400,000	24/09/2020
3	8 Frances Ct SALE 3850	\$390,000	02/03/2020

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:

02/02/2021 10:33



# GRAHAM CHALMER





**Property Type:** Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$399,950 Median House Price December quarter 2020: \$405,000

## **Comparable Properties**



Date: 24/09/2020 Property Type: House (Res) Land Size: 859 sqm approx



8 Frances Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$390,000 Method: Private Sale Date: 02/03/2020 Rooms: 8 Property Type: House Land Size: 886 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.