## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	3 Hutchison 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 \$419,000

#### Median sale price

Median price	\$387,250	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2021	to	31/03/2021		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

Address of comparable property		1 1100	Date of Sale
1	63 Inglis St SALE 3850	\$425,000	08/06/2021
2	8 Alison Ct SALE 3850	\$423,000	25/02/2021
3	13 Yvette CI SALE 3850	\$430,000	31/12/2020

#### 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:	05/07/2021 17:07



Date of sale



Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

**Indicative Selling Price** \$419,000 **Median House Price** 

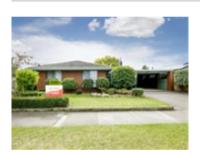
March quarter 2021: \$387,250

15.2



# Comparable Properties

MapTiler OpenStreetMap contributors



63 Inglis St SALE 3850 (REI/VG)

**€** 2

Price: \$425,000 Method: Private Sale Date: 08/06/2021 Property Type: House

Land Size: 741 sqm approx

**Agent Comments** 



8 Alison Ct SALE 3850 (VG)





Price: \$423,000 Method: Sale

Date: 25/02/2021

Property Type: House (Res) Land Size: 724 sqm approx

**Agent Comments** 



13 Yvette CI SALE 3850 (REI/VG)





Price: \$430,000 Method: Private Sale Date: 31/12/2020 Property Type: House Land Size: 835 sqm approx Agent Comments

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



