

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 and postcode

11 Pine Grove, Sale Vic 3850

Indicative selling price

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

Single price \$219,500

Median sale price

Median price \$300,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/07/2017

to

30/09/2017

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 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	21 Glomar Gr SALE 3850	\$215,000	17/11/2017
2	8 PINE Gr SALE 3850	\$215,000	24/05/2017
3	8 Princes Hwy SALE 3850	\$215,000	23/11/2017

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.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$219,500

Median House Price

September quarter 2017: \$300,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



21 Glomar Gr SALE 3850 (REI)

Agent Comments



Price: \$215,000

Method: Private Sale

Date: 17/11/2017

Rooms: 6

Property Type: House

Land Size: 597 sqm approx



8 PINE Gr SALE 3850 (VG)

Agent Comments



Price: \$215,000

Method: Sale

Date: 24/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 657 sqm approx



8 Princes Hwy SALE 3850 (REI)

Agent Comments



Price: \$215,000

Method: Private Sale

Date: 23/11/2017

Rooms: 5

Property Type: House

Land Size: 593 sqm approx