

Matt Cutler 51439207 0438356761 matthewc@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
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Address	11 Pine Grove, Sale Vic 3850
Including suburb or	
locality andpostcode	

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	Hou	ise 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

Add	dress 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.

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

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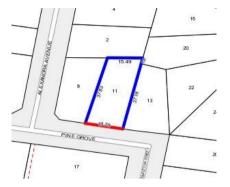




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> **Indicative Selling Price** \$219,500

Median House Price September quarter 2017: \$300,000





Comparable Properties



21 Glomar Gr SALE 3850 (REI)







Price: \$215,000 Method: Private Sale Date: 17/11/2017

Rooms: 6

Property Type: House Land Size: 597 sqm approx









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)







Price: \$215,000 Method: Private Sale Date: 23/11/2017

Rooms: 5

Property Type: House Land Size: 593 sqm approx **Agent Comments**

Agent Comments



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