

Teagan Allen 51444333 0447771058 teagana@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	18 Mathieson Street, 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 \$195,000

Median sale price

Median price	\$310,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

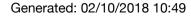
Address of comparable property

	areae or comparation property		2000 01 0010
1	46 Stead St SALE 3850	\$199,000	14/08/2018
2	150 Dawson St SALE 3850	\$193,000	22/06/2018
3	22 Mathieson St SALE 3850	\$175,000	19/09/2017

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



Date of sale





Price



Teagan Allen 51444333 0447771058 teagana@chalmer.com.au **Indicative Selling Price** \$195,000 **Median House Price**

Year ending June 2018: \$310,000





Land Size: 585 sqm approx

Agent Comments

Comparable Properties



46 Stead St SALE 3850 (REI)

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Price: \$199.000 Method: Private Sale Date: 14/08/2018

Rooms: 6

Property Type: House

Agent Comments



150 Dawson St SALE 3850 (VG)





Price: \$193,000 Method: Sale Date: 22/06/2018

Rooms: -

Property Type: House (Res) Land Size: 603 sqm approx **Agent Comments**



22 Mathieson St SALE 3850 (REI/VG)

— 3



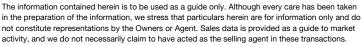
Price: \$175.000 Method: Private Sale Date: 19/09/2017 Rooms: 6

Property Type: House Land Size: 585 sqm approx **Agent Comments**

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







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