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	3/8-10 Darling 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 \$359,500

Median sale price

Median price	\$245,000	Pro	perty Type U	nit		Suburb	Sale
Period - From	01/04/2019	to	30/06/2019	So	ource	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	73b Thomson St SALE 3850	\$410,000	10/12/2018
2	100 Dundas St SALE 3850	\$385,000	16/11/2018
3	3/139 Reeve St SALE 3850	\$370,000	30/05/2018

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:	17/09/2019 15:06





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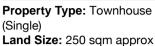
> **Indicative Selling Price** \$359,500 **Median Unit Price**

June quarter 2019: \$245,000









Agent Comments



Comparable Properties



73b Thomson St SALE 3850 (REI/VG)

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Price: \$410,000 Method: Private Sale Date: 10/12/2018 Rooms: 7

Property Type: Townhouse (Single)

Land Size: 1 sqm approx

Agent Comments



100 Dundas St SALE 3850 (REI/VG)







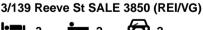
Agent Comments

Price: \$385,000 Method: Private Sale Date: 16/11/2018 Rooms: 6

Property Type: Townhouse (Single)

Land Size: 326 sqm approx

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Agent Comments

Price: \$370,000 Method: Private Sale Date: 30/05/2018

Rooms: 6

Property Type: Townhouse (Single)

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



