

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

Propert <sup>o</sup>	y offered	for s	ale
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Address	18 Hutchison 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 \$365,000

#### Median sale price

Median price	\$300,000	Hou	ıse 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.

Add	dress of comparable property	Price	Date of sale
1	34 Helen Cr SALE 3850	\$368,000	07/07/2017
2	35 Hutchison St SALE 3850	\$358,000	12/08/2017
3	2 Franklin St SALE 3850	\$350,000	26/02/2017

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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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> **Indicative Selling Price** \$365,000

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





Property Type: House (Previously

Occupied - Detached) Land Size: 795 sqm approx

**Agent Comments** 





34 Helen Cr SALE 3850 (VG)



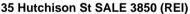


Price: \$368.000 Method: Sale Date: 07/07/2017

Rooms: -

Property Type: House (Res) Land Size: 904 sqm approx

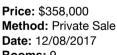
**Agent Comments** 







**Agent Comments** 



Rooms: 9

Property Type: House

2 Franklin St SALE 3850 (VG)







Price: \$350.000 Method: Sale Date: 26/02/2017

Rooms: -

Property Type: House (Res) Land Size: 677 sqm approx

**Agent Comments** 

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





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