

Natalie Bouffioux 5144 4333 0407 993 418 natalieb@chalmer.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	16 Marilyn Way, 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	\$359,950
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### Median sale price

Median price	\$325,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/01/2018	to	31/12/2018		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.

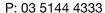
#### Address of comparable property Date of sale Price

1	16 Redgum Ct SALE 3850	\$375,000	10/01/2019
2	1 Woondella Blvd SALE 3850	\$370,000	20/12/2018
3	22 Krista Ct SALE 3850	\$355,000	13/02/2019

#### 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.











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> **Indicative Selling Price** \$359,950

**Median House Price** 

Year ending December 2018: \$325,000





Property Type: House Land Size: 926 sqm approx

**Agent Comments** 

# Comparable Properties



16 Redgum Ct SALE 3850 (REI/VG)

**—** 3





Price: \$375.000 Method: Private Sale Date: 10/01/2019

Rooms: 7

Property Type: House Land Size: 675 sqm approx

1 Woondella Blvd SALE 3850 (VG)







Price: \$370,000 Method: Sale Date: 20/12/2018

Rooms: -

Property Type: House (Res) Land Size: 784 sqm approx

22 Krista Ct SALE 3850 (REI/VG)







Price: \$355,000 Method: Private Sale Date: 13/02/2019

Rooms: 6

Property Type: House Land Size: 840 sqm approx

**Agent Comments** 

**Agent Comments** 



Agent Comments

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





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