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	4 Acacia Court, 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	\$589,950

Median sale price

Median price \$320,000	Pro	operty Type Ho	use	Subur	Sale
Period - From 01/01/2019	to	31/12/2019	Sou	rce 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.

Address of comparable property Price

1	189 Foster St SALE 3850	\$700,000	26/04/2019
2	173 Stawell St SALE 3850	\$639,000	01/07/2019
3	33 Darling St SALE 3850	\$585,000	19/11/2019

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 18 months.

This Statement of Information was prepared on:	26/02/2020 17:16



Date of sale

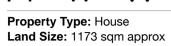


Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$589,950

Median House Price Year ending December 2019: \$320,000



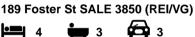


Agent Comments



Comparable Properties







Price: \$700.000 Method: Private Sale Date: 26/04/2019 Rooms: 11

Property Type: House Land Size: 789 sqm approx **Agent Comments**



173 Stawell St SALE 3850 (REI/VG)







Price: \$639,000 Method: Private Sale Date: 01/07/2019

Rooms: 9

Property Type: House Land Size: 828 sqm approx **Agent Comments**



33 Darling St SALE 3850 (REI/VG)







Price: \$585,000 Method: Private Sale Date: 19/11/2019

Rooms: 9 Property Type: House

Land Size: 882 sqm approx

Agent Comments

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



