

Stephen Chalmer 03-51439205 0419-381831 schalmer@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 Including suburb or locality andpostcode		143 Gibsons Road, Sale Vic 3850									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$540,		000		&		\$580,000		000			
Median sale price											
Median price	\$330,00	0	Hou	se	Х	Uni	ŧ		Suburb or locality	Sale	
Period - From	01/10/2	016	to	30/0	9/2017			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	19 Dowling Ct WURRUK 3850	\$570,000	07/04/2017
2	106 Somerton Park Rd SALE 3850	\$545,000	12/09/2017
3	16 The Ridge WURRUK 3850	\$520,000	03/11/2016

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$540,000 - \$580,000 **Median House Price** Year ending September 2017: \$330,000

4 3

Rooms: 6

Property Type: House Land Size: 6897 sqm approx

Agent Comments

Comparable Properties



19 Dowling Ct WURRUK 3850 (REI/VG)





Price: \$570.000 Method: Private Sale Date: 07/04/2017

Rooms: -

Property Type: House

Land Size: 20000 sqm approx

106 Somerton Park Rd SALE 3850 (REI/VG)







Price: \$545,000 Method: Private Sale Date: 12/09/2017

Rooms: 7

Property Type: House

Land Size: 4110 sqm approx

16 The Ridge WURRUK 3850 (REI/VG)







Price: \$520,000 Method: Private Sale Date: 03/11/2016

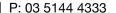
Rooms: 9

Property Type: House Land Size: 4000 sqm approx

Agent Comments











Agent Comments

Agent Comments