

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 and postcode

47 Morgan Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$359,500

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2018

to

31/03/2018

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	Price	Date of sale
1	26 Relph Av SALE 3850	\$375,000	16/05/2018
2	211 Somerton Park Rd SALE 3850	\$360,000	19/02/2018
3	27 Patten St SALE 3850	\$357,500	15/03/2018

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 eighteen months.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$359,500

Median House Price

March quarter 2018: \$350,000

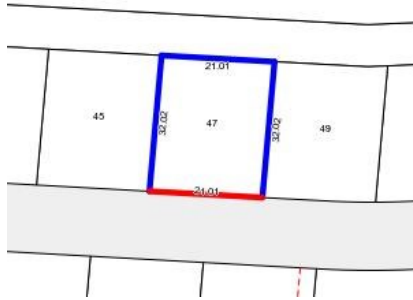
 4  2  2

Rooms: 7

Property Type: House

Land Size: 672 sqm approx

Agent Comments



Comparable Properties



26 Relph Av SALE 3850 (REI)

Agent Comments

 3  2  3

Price: \$375,000

Method: Private Sale

Date: 16/05/2018

Rooms: 7

Property Type: House

Land Size: 684 sqm approx



211 Somerton Park Rd SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$360,000

Method: Sale

Date: 19/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 758 sqm approx



27 Patten St SALE 3850 (REI/VG)

Agent Comments

 4  2  3

Price: \$357,500

Method: Private Sale

Date: 15/03/2018

Rooms: 8

Property Type: House

Land Size: 926 sqm approx