Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$243,000

Address	2b Weir Street, 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 \$227,500

17/61-65 Raglan St SALE 3850

Median sale price

Median price \$326,250	Pr	operty Type H	ouse		Suburb	Sale
Period - From 01/10/2018	to	30/09/2019	So	urce	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	Date of sale
1	2/9-13 Elgin St SALE 3850	\$290,000	11/11/2019
2	3/70 Barkly St SALE 3850	\$265,000	14/06/2019

OR

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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:	13/01/2020 11:07



14/10/2019



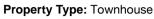
Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$227,500

Median House Price Year ending September 2019: \$326,250







(Single)

Land Size: 351 sqm approx

Agent Comments



Comparable Properties











Price: \$290.000 Method: Private Sale Date: 11/11/2019

Rooms: 4

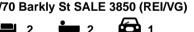
Property Type: Townhouse (Single) Land Size: 130 sqm approx



Price: \$265,000 Method: Private Sale Date: 14/06/2019 Rooms: 5

Land Size: 281 sqm approx

Agent Comments





Property Type: Unit

Agent Comments



17/61-65 Ragian St SALE 3850 (REI/VG)

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Price: \$243,000 Method: Private Sale Date: 14/10/2019 Rooms: 4

Property Type: Unit

Agent Comments

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



