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	170 Guthridge Parade, Sale Vic 3850
locality and postcode	

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$38	87,250 Pr	operty Type	House		Suburb	Sale
Period - From 01/	/01/2021 to	31/03/2021		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 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	13 Cranswick Cr SALE 3850	\$442,000	15/03/2020
2	31 Stevens St SALE 3850	\$440,000	09/11/2020
3	7 SAN LUIS Dr SALE 3850	\$428,000	12/01/2021

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:	16/04/2021 11:49



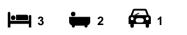


Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$435,000 **Median House Price**

March quarter 2021: \$387,250





Rooms: 7

Property Type: House Land Size: 749 sqm approx

Agent Comments

Comparable Properties



13 Cranswick Cr SALE 3850 (REI/VG)

— 3

€ 2

Price: \$442,000 Method: Private Sale Date: 15/03/2020

Rooms: 7

Property Type: House Land Size: 658 sqm approx

31 Stevens St SALE 3850 (VG)





Price: \$440,000 Method: Sale Date: 09/11/2020

Property Type: House (Res) Land Size: 672 sqm approx Agent Comments

Agent Comments



7 SAN LUIS Dr SALE 3850 (REI/VG)

=3





Price: \$428.000 Method: Private Sale Date: 12/01/2021 Property Type: House Land Size: 753 sqm approx **Agent Comments**

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



