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

216-218 Guthridge Parade, Sale Vic 3850

Indicative selling price

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Single price \$459,000

Median sale price

Median price	\$347,500	Pro	operty Type Hou	use		Suburb	Sale
Period - From	01/04/2020	to	30/06/2020	So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	38 Raglan St SALE 3850	\$470,000	21/10/2019
2	21 Mark Av SALE 3850	\$455,000	03/06/2019
3	3 Ashton St SALE 3850	\$440,000	27/11/2019

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:

04/08/2020 20:00



216-218 Guthridge Parade, Sale Vic 3850

GRAHAM CHALMER





Property Type: House (Previously Occupied - Detached) Land Size: 1476 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$459,000 Median House Price June quarter 2020: \$347,500

Comparable Properties

38 Raglan St SALE 3850 (REI/VG) 4 2 4 Price: \$470,000 Method: Private Sale Date: 21/10/2019 Rooms: 9 Property Type: House Land Size: 863 sqm approx	Agent Comments
21 Mark Av SALE 3850 (REI) 4 2 6 4 Price: \$455,000 Method: Private Sale Date: 03/06/2019 Rooms: 7 Property Type: House Land Size: 1029 sqm approx	Agent Comments
3 Ashton St SALE 3850 (REI/VG) Image: 1 Image: 2 Price: \$440,000 Method: Private Sale Date: 27/11/2019 Rooms: 10 Property Type: House Land Size: 701 sqm approx	Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.