

Stephen Chalmer 03-51439205 0419-381831 schalmer@chalmer.com.au

> **Indicative Selling Price** \$359,500

**Median House Price** March quarter 2017: \$348,500



Rooms: 7

Property Type: House (Previously

Occupied - Detached) Land Size: 1002 sqm **Agent Comments** 

# Comparable Properties



12 Phillip Cr SALE 3850 (VG)

**—** 3





Price: \$366.000 Method: Sale Date: 01/03/2017

Rooms: -

Property Type: House (Res) Land Size: 788 sqm

170 Guthridge Pde SALE 3850 (REI)







Price: \$360,000 Method: Private Sale Date: 14/06/2017

Rooms: 7

Property Type: House Land Size: 749 sqm

5 Antares Av SALE 3850 (REI/VG)

**-**5



Price: \$352,000 Method: Private Sale Date: 23/02/2017 Rooms: 10

Land Size: 858 sqm

**Agent Comments** 

**Agent Comments** 



Property Type: House

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.

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Agent Comments



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# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| Address              | 35 Hutchison Street, Sale Vic 3850 |
|----------------------|------------------------------------|
| Including suburb or  |                                    |
| locality andpostcode |                                    |
|                      |                                    |
|                      |                                    |

### Indicative selling price

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

Single price \$359,500

### Median sale price

| Median price  | \$348,500  | Н  | ouse  | Х      | Suburb or lo | cality | Sale |
|---------------|------------|----|-------|--------|--------------|--------|------|
| Period - From | 01/01/2017 | to | 31/03 | 3/2017 | Source       | REI    | /    |

### Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 12 Phillip Cr SALE 3850        | \$366,000 | 01/03/2017   |
| 170 Guthridge Pde SALE 3850    | \$360,000 | 14/06/2017   |
| 5 Antares Av SALE 3850         | \$352,000 | 23/02/2017   |



