

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sal	le
-----------------	---------	---------	----

Address	32 Glebe Drive, 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 \$445,000

#### Median sale price

Median price	\$310,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

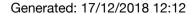
#### Address of comparable property

Ad	dress of comparable property	Price	Date of sale
1	13 Lazzaro Cr SALE 3850	\$472,000	20/06/2018
2	7 Carriage Ct SALE 3850	\$450,000	17/08/2018
3	11 Swan Lake Dr SALE 3850	\$450,000	08/08/2018

#### 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.

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









Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$445,000

**Median House Price** 

Year ending September 2018: \$310,000





Property Type: House (Res) Land Size: 760 sqm approx

**Agent Comments** 

# Comparable Properties



13 Lazzaro Cr SALE 3850 (REI/VG)





Price: \$472.000 Method: Private Sale Date: 20/06/2018

Rooms: -

Property Type: House Land Size: 782 sqm approx



7 Carriage Ct SALE 3850 (REI)





Price: \$450,000 Method: Private Sale Date: 17/08/2018

Rooms: 7

Property Type: House

**Agent Comments** 

**Agent Comments** 



11 Swan Lake Dr SALE 3850 (REI/VG)

4





Price: \$450.000 Method: Private Sale Date: 08/08/2018

Rooms: -Property Type: House

Land Size: 736 sqm approx

Agent Comments

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

Generated: 17/12/2018 12:12



