

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	2/5 Macarthur 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 \$385,000

Median sale price

Median price	\$350,000	Hou	se X	Unit		Suburb or locality	Sale
Period - From	01/04/2017	to	30/06/2017		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	21 Woodburne Dr SALE 3850	\$383,750	25/08/2016
2	1/17a Reeve St SALE 3850	\$378,950	21/06/2016
3	33a Palmerston St SALE 3850	\$370,000	14/08/2017

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.





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Indicative Selling Price \$385,000 **Median House Price** June quarter 2017: \$350,000









Property Type: Agent Comments

Comparable Properties



21 Woodburne Dr SALE 3850 (REI)

— 3





€ 2

Price: \$383.750 Method: Private Sale Date: 25/08/2016

Rooms: -

Property Type: House

Agent Comments



1/17a Reeve St SALE 3850 (REI/VG)

= 3







Price: \$378,950 Method: Private Sale Date: 21/06/2016

Rooms: -

Property Type: Townhouse (Single)

Agent Comments



33a Palmerston St SALE 3850 (REI)

3

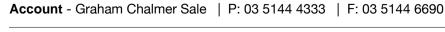




Price: \$370,000 Method: Private Sale Date: 14/08/2017 Rooms: 6

Property Type: Unit

Agent Comments





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