

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

Statement of Information

Single residential property located outside the Melbourne metropolitan area

			Section 474	AF of the Estate	Agents Act 1980			
Property offered for sale								
Addre Including suburb locality andpostco	or 2 11000 0110	et, Sale Vic 3850						
Indicative selling _l	price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$4	90,000	&	\$539,000					
Median sale price								
Median price \$350	0,000 Ho	use X	Unit	Suburb or locality	Sale			
Period - From 01/0	01/2018 to	31/03/2018	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	67 Fitzroy St SALE 3850	\$530,000	12/02/2018
2	190 Desailly St SALE 3850	\$515,000	22/03/2018
3	165 Cunninghame St SALE 3850	\$480,000	16/12/2016

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.





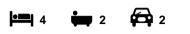
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Indicative Selling Price \$490,000 - \$539,000 **Median House Price** March quarter 2018: \$350,000





Rooms: 6

Property Type: House **Agent Comments**

Comparable Properties



67 Fitzroy St SALE 3850 (REI/VG)

- 5





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Price: \$530.000 Method: Private Sale Date: 12/02/2018

Rooms: 9

Property Type: House

Land Size: 1009 sqm approx

Agent Comments



190 Desailly St SALE 3850 (REI)





Price: \$515,000 Method: Private Sale Date: 22/03/2018

Rooms: 8

Property Type: House

Land Size: 1011 sqm approx

Agent Comments



165 Cunninghame St SALE 3850 (REI/VG)







Price: \$480,000 Method: Private Sale Date: 16/12/2016

Rooms: 7

Property Type: House Land Size: 905 sqm approx Agent Comments



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