

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

1 Birch Place, Sale Vic 3850

Indicative selling price

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

Single price \$569,950

Median sale price

Median price \$352,500

Property Type House

Suburb Sale

Period - From 01/07/2020

to 30/09/2020

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 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
1	95 Elgin St SALE 3850	\$660,000	28/05/2020
2	92 Guthridge Pde SALE 3850	\$645,000	14/08/2020
3	8 Valetta St SALE 3850	\$630,000	27/04/2020

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:

09/10/2020 17:33

1 Birch Place, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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Indicative Selling Price

\$569,950

Median House Price

September quarter 2020: \$352,500



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



95 Elgin St SALE 3850 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 28/05/2020

Rooms: 8

Property Type: House

Land Size: 1040 sqm approx



92 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 14/08/2020

Rooms: 9

Property Type: House

Land Size: 1171 sqm approx



8 Valetta St SALE 3850 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 27/04/2020

Property Type: House (Res)

Land Size: 1325 sqm approx

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.