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	3/139 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price	$410,000

Median sale price

Median price	$244,000	Property Type	Unit	Suburb	Sale
Period - From	01/01/2020	to	31/12/2020	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	83b Elgin St SALE 3850	$411,500	22/12/2019
2	73a Thomson St SALE 3850	$379,000	17/09/2020
3	52 Thomson St SALE 3850	$364,000	19/11/2019

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:	18/01/2021 11:30

CONSUMER AFFAIRS VICTORIA

GRAHAM CHALMER
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🛏 3   🛁 2   🚗 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$410,000
Median Unit Price
Year ending December 2020: $244,000

Comparable Properties

83b Elgin St SALE 3850 (REI)

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Price: $411,500
Method: Private Sale
Date: 22/12/2019
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 524 sqm approx

Agent Comments

73a Thomson St SALE 3850 (REI/VG)

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Price: $379,000
Method: Private Sale
Date: 17/09/2020
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 407 sqm approx

Agent Comments

52 Thomson St SALE 3850 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $364,000
Method: Private Sale
Date: 19/11/2019
Rooms: 5
Property Type: Townhouse (Single)

Agent Comments

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