

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$349,500

Median House Price

March quarter 2017: \$348,500



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



9 Langholme Ct SALE 3850 (VG)

Agent Comments



Price: \$365,000

Method: Sale

Date: 07/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 866 sqm



1 Melanie Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$357,500

Method: Private Sale

Date: 08/03/2017

Rooms: -

Property Type: House

Land Size: 788 sqm



19 Dryden Pl SALE 3850 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 05/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 722 sqm

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

28 Speechley Court, Sale Vic 3850

Indicative selling price

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

Single price \$349,500

Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

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
9 Langholme Ct SALE 3850	\$365,000	07/03/2017
1 Melanie Ct SALE 3850	\$357,500	08/03/2017
19 Dryden PI SALE 3850	\$350,000	05/12/2016