

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Indicative Selling Price \$349,500 **Median House Price** March quarter 2017: \$348,500









Property Type: Land **Agent Comments**



Comparable Properties



9 Langholme Ct SALE 3850 (VG)







Price: \$365,000 Method: Sale Date: 07/03/2017

Rooms: -Property Type: House (Res)

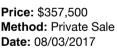
Land Size: 866 sqm

1 Melanie Ct SALE 3850 (REI/VG)









Rooms: -

Property Type: House Land Size: 788 sqm







Price: \$350,000 Method: Sale Date: 05/12/2016

Rooms: -

Property Type: House (Res) Land Size: 722 sqm



Agent Comments

Agent Comments

Agent Comments

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.

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	for sa	offered f	perty	Pro
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Address	28 Speechley Court, 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 \$349,500

Median sale price

Median price	\$348,500	Н	ouse	Х	Suburb or lo	cality	Sale
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	/

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





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