

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property c	ffered f	for sale
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Address	1 Cantwell Drive, 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	\$579,950
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#### Median sale price

Median price	\$310,000	Hou	ıse X	Uni	ŧ	Suburb or locality	Sale
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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.

#### Address of comparable property

	areae or comparation property		2000 01 0010
1	83 Stevens St SALE 3850	\$565,002	24/03/2017
2	15 Page Ct SALE 3850	\$550,000	12/07/2018
3	30 Glebe Dr SALE 3850	\$516,250	19/01/2018

#### 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.

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

Generated: 02/08/2018 14:51

Date of sale





Price



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**Indicative Selling Price** \$579,950

**Median House Price** Year ending June 2018: \$310,000







Property Type: Land Land Size: 809 sqm approx

**Agent Comments** 



# Comparable Properties



83 Stevens St SALE 3850 (REI/VG)







Price: \$565,002 Method: Private Sale Date: 24/03/2017

Rooms: 8

Property Type: House

Land Size: 1449 sqm approx

**Agent Comments** 



15 Page Ct SALE 3850 (REI/VG)









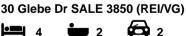
**Agent Comments** 

Price: \$550,000 Method: Private Sale Date: 12/07/2018 Rooms: 8

Property Type: House

Land Size: 1034 sqm approx





Agent Comments

Price: \$516,250 Method: Private Sale Date: 19/01/2018

Rooms: 7

Property Type: House Land Size: 760 sqm approx

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

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