

Stephen Chalmer 03-51439205 0419-381831 schalmer@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
-----------------	-----------	----------

	17 Greenaway 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 \$445,000

Median sale price

Median price	\$323,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/01/2017	to	31/12/2017		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.

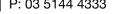
Address of comparable property **Price** Date of sale 1 6 Relph Av SALE 3850 \$455,000 16/10/2016 2 \$447,500 12 King Av SALE 3850 22/11/2017

3 93 Stevens St SALE 3850 \$440,000 10/07/2017

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.











Stephen Chalmer 03-51439205 0419-381831 schalmer@chalmer.com.au

> **Indicative Selling Price** \$445,000

Median House Price

Year ending December 2017: \$323,000





Rooms: 7

Property Type: House Land Size: 820 sqm approx

Agent Comments

Comparable Properties

6 Relph Av SALE 3850 (VG)

--4





Price: \$455,000 Method: Sale Date: 16/10/2016

Rooms: -

Property Type: House (Res) Land Size: 724 sqm approx

12 King Av SALE 3850 (REI)





Price: \$447,500 Method: Private Sale Date: 22/11/2017

Property Type: House







Rooms: 9

93 Stevens St SALE 3850 (REI/VG)









Price: \$440.000 Method: Private Sale Date: 10/07/2017

Rooms: 8

Property Type: House

Land Size: 1353 sqm approx

Agent Comments

Agent Comments





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

Generated: 23/01/2018 14:35



