

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

13 Glebe Drive, Sale Vic 3850

Indicative selling price

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

Single price \$747,500

Median sale price

Median price \$310,000

House

X

Unit

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)

A* 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	4 Nest Ct SALE 3850	\$750,000	20/03/2017
2	11 Dowling Ct WURRUK 3850	\$720,000	30/04/2018
3	89 Thomson St SALE 3850	\$700,000	11/01/2018

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.

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Indicative Selling Price

\$747,500

Median House Price

Year ending June 2018: \$310,000



Rooms:

Property Type: Land

Land Size: 1297 sqm approx

Agent Comments

Comparable Properties



4 Nest Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 20/03/2017

Rooms: 10

Property Type: House

Land Size: 2672 sqm approx



11 Dowling Ct WURRUK 3850 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 30/04/2018

Rooms: 10

Property Type: House



89 Thomson St SALE 3850 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 11/01/2018

Rooms: 11

Property Type: House

Land Size: 908 sqm approx