Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 30 Montgomery Street, Sale Vic 3850 |
|-----------------------|-------------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$347,500 | Pro | perty Type | House | | Suburb | Sale |
|---------------|------------|-----|------------|-------|--------|--------|------|
| Period - From | 01/04/2020 | to | 30/06/2020 | | 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|------------------------------|-----------|--------------|
| 1 | 8 Frances Ct SALE 3850 | \$390,000 | 02/03/2020 |
| 2 | 62 Montgomery St SALE 3850 | \$372,000 | 30/04/2020 |
| 3 | 43 Montgomery St SALE 3850 | \$370,000 | 03/01/2020 |

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 18 months.

| This Statement of Information was prepared on: | 07/08/2020 17:33 |
|--|------------------|



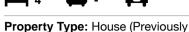
Date of sale



Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$379,000 **Median House Price**

June quarter 2020: \$347,500



Occupied - Detached) Land Size: 724 sqm approx

Agent Comments



Comparable Properties







€ 2

Price: \$390.000 Method: Private Sale Date: 02/03/2020 Rooms: 8

Property Type: House Land Size: 886 sqm approx







Price: \$372,000 Method: Private Sale Date: 30/04/2020 Rooms: 8

Property Type: House

Land Size: 800 sqm approx

43 Montgomery St SALE 3850 (REI/VG)





Method: Private Sale Date: 03/01/2020

Rooms: 8









Property Type: House Land Size: 900 sqm approx

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





Agent Comments

Agent Comments

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