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

23 Darling Street, Sale Vic 3850

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|-------------|---------------------|------------|--|--|--------|------|--|--|
| Single price | e \$415,000 | | | | | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$352,500 | Property Type House | | | | Suburb | Sale | | |
| Period - From | 01/07/2020 | to | 30/09/2020 | | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 45b Lansdowne St SALE 3850 | \$450,000 | 17/09/2020 |
| 2 | 4 Lapwing La SALE 3850 | \$405,000 | 06/10/2020 |
| 3 | 476 Raymond St SALE 3850 | \$380,000 | 05/11/2020 |

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.

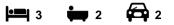
This Statement of Information was prepared on:

09/01/2021 12:15



GRAHAM CHALMER





Property Type: House Land Size: 402 sqm approx Agent Comments Indicative Selling Price \$415,000 Median House Price September quarter 2020: \$352,500

Comparable Properties



45b Lansdowne St SALE 3850 (VG)

4 Lapwing La SALE 3850 (REI/VG)

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6 2

Price: \$450,000 Method: Sale Date: 17/09/2020 Property Type: House (Res) Land Size: 489 sqm approx Agent Comments

Agent Comments



Price: \$405,000 Method: Private Sale Date: 06/10/2020 Rooms: 7 Property Type: House Land Size: 376 sqm approx

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476 Raymond St SALE 3850 (VG)



Agent Comments

Price: \$380,000 Method: Sale Date: 05/11/2020 Property Type: House (Res) Land Size: 635 sqm approx

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.