### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

<b>Property</b>	offered	for sale
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Address	3 Speechley Court, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price	\$310,000

#### Median sale price

Median price \$	405,000	Pro	perty Type	House		Suburb	Sale
Period - From 0	1/10/2020	to	31/12/2020		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

Address of comparable property		Price	Date of sale
1	2/74 Guthridge Pde SALE 3850	\$318,000	12/03/2020
2	1/7 Alameda Dr SALE 3850	\$315,000	25/05/2020
3	1/34 Dundas St SALE 3850	\$299,500	07/10/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17/03/2021 17:37





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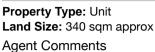
**Indicative Selling Price** \$310,000

**Median House Price** December quarter 2020: \$405,000











# Comparable Properties



2/74 Guthridge Pde SALE 3850 (REI/VG)

**-** 2







Price: \$318,000 Method: Private Sale Date: 12/03/2020

Rooms: 5

Property Type: Townhouse (Single)

**Agent Comments** 



1/7 Alameda Dr SALE 3850 (REI/VG)

**--** 2







Price: \$315,000 Method: Private Sale Date: 25/05/2020

Rooms: 5

Property Type: Townhouse (Single)

**Agent Comments** 



1/34 Dundas St SALE 3850 (VG)

**—** 2





Price: \$299,500 Method: Sale Date: 07/10/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



