

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	11/40 Fitzroy Street, 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 \$137,500

Median sale price

Median price	\$287,500	Hou	se	Unit	Х	Suburb or locality	Sale
Period - From	01/04/2017	to	31/03/2018		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.

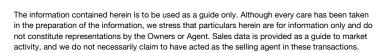
Address of comparable property

Ad	dress of comparable property	Price	Date of sale
1	15/16-18 Princes Hwy SALE 3850	\$146,000	01/03/2017
2	7/110 Fitzroy St SALE 3850	\$138,000	14/12/2017
3	3/5 Nicholson St SALE 3850		21/12/2016

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.

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



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Indicative Selling Price \$137,500 **Median Unit Price**

Year ending March 2018: \$287,500





Property Type: Strata Unit/Flat

Agent Comments





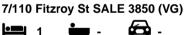
15/16-18 Princes Hwy SALE 3850 (REI/VG)

- 2

Price: \$146,000 Method: Private Sale Date: 01/03/2017 Rooms: 4

Property Type: Unit





Price: \$138,000 Method: Sale Date: 14/12/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments



3/5 Nicholson St SALE 3850 (REI)

— 2



Price:

Method: Private Sale Date: 21/12/2016 Rooms: 5

Property Type: Unit

Agent Comments

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



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