Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 19 Coverdale Drive, Sale Vic 3850

Indicative selling price

For the meaning c	of this price see	consumer.vic.gov.au/ur	nderquoting

Single price \$309,950

Median sale price

Median price	\$343,750	Pro	perty Type Hou	ise		Suburb	Sale
Period - From	01/01/2020	to	31/03/2020	Sou	urce	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.

Add	dress of comparable property	Price	Date of sale
1	62 Montgomery St SALE 3850	\$372,000	30/04/2020
2	159 Stawell St SALE 3850	\$357,000	26/02/2020
3	32 Alameda Dr SALE 3850	\$345,000	17/04/2020

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:

06/06/2020 12:29



GRAHAM CHALMER

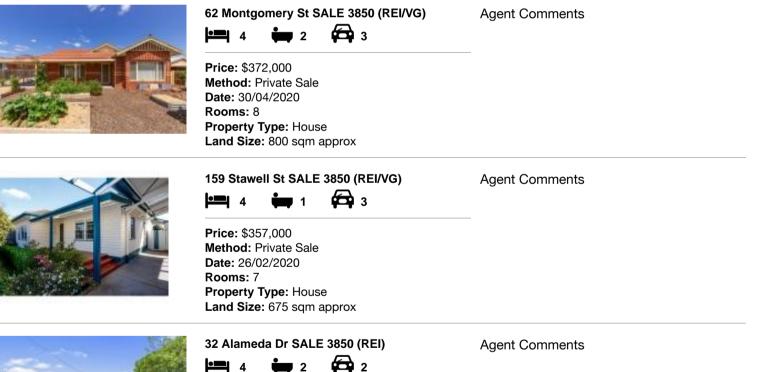




Property Type: House (Res) **Land Size:** 736 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$309,950 Median House Price March quarter 2020: \$343,750

Comparable Properties





Price: \$345,000 Method: Private Sale Date: 17/04/2020 Rooms: 7 Property Type: House

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.