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

12 Langholme Court, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$399,950									
Median sale price										
Median price	\$338,000	Pro	operty Type Hou	ise		Suburb	Sale			
Period - From	01/10/2019	to	30/09/2020	So	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.

Ade	dress of comparable property	Price	Date of sale
1	14 Janice Way SALE 3850	\$410,000	05/05/2020
2	16 San Luis Dr SALE 3850	\$390,000	21/07/2020
3	4 Gooch Ct SALE 3850	\$390,000	22/05/2020

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:

21/10/2020 08:17



GRAHAM CHALMER





Property Type: House Land Size: 767 sqm approx Agent Comments

5144 4333 0407 993 418 natalieb@chalmer.com.au **Indicative Selling Price**

Natalie Bouffioux

\$399,950 **Median House Price** Year ending September 2020: \$338,000

Comparable Properties



14 Janice Way SALE 3850 (VG) **6** -



Price: \$410,000 Method: Sale Date: 05/05/2020 Property Type: House (Res) Land Size: 725 sqm approx

16 San Luis Dr SALE 3850 (REI/VG)

2

2

Agent Comments

Agent Comments



Price: \$390,000 Method: Private Sale Date: 21/07/2020 Rooms: 9 Property Type: House Land Size: 707 sqm approx

4 Gooch Ct SALE 3850 (REI/VG) **6** 2



Agent Comments

Price: \$390.000 Method: Private Sale Date: 22/05/2020 Rooms: 8 Property Type: House Land Size: 683 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.