

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

1 Rolland Street, Sale Vic 3850

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Sale

Period - From

01/07/2018

to

30/06/2019

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		Price	Date of sale
1	5 Orion St SALE 3850	\$310,000	11/06/2019
2	2 Buckley St SALE 3850	\$280,000	14/06/2019
3	3 Wright Ct SALE 3850	\$278,000	23/05/2019

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:

19/09/2019 15:14

1 Rolland Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$299,000

Median House Price

Year ending June 2019: \$325,000



4 2 2

Property Type: House

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



5 Orion St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$310,000

Method: Private Sale

Date: 11/06/2019

Rooms: 8

Property Type: House

Land Size: 924 sqm approx



2 Buckley St SALE 3850 (REI/VG)

Agent Comments

4 1 4

Price: \$280,000

Method: Private Sale

Date: 14/06/2019

Rooms: 6

Property Type: House

Land Size: 1082 sqm approx



3 Wright Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$278,000

Method: Private Sale

Date: 23/05/2019

Rooms: 8

Property Type: House

Land Size: 690 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.