

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              | 154 Patten 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 \$337,500

#### Median sale price

| Median price  | \$310,000  | Hou | ise X      | Unit |        | Suburb or locality | Sale |
|---------------|------------|-----|------------|------|--------|--------------------|------|
| Period - From | 01/07/2017 | to  | 30/06/2018 |      | 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## Address of comparable property

|   | and the constraints property |           |            |
|---|------------------------------|-----------|------------|
| 1 | 3/139 Reeve St SALE 3850     | \$370,000 | 30/05/2018 |
| 2 | 1/118 Thomson St SALE 3850   | \$355,000 | 25/10/2017 |
| 3 | 2/138 Reeve St SALE 3850     | \$340,000 | 08/05/2018 |

#### 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





Price

Date of sale

Generated: 02/08/2018 14:43



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$337,500

**Median House Price** Year ending June 2018: \$310,000









Property Type: Land Land Size: 696 sqm approx

**Agent Comments** 

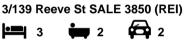


# Comparable Properties









Price: \$370.000 Method: Private Sale Date: 30/05/2018

Rooms: 6

**—** 3

Property Type: Townhouse (Single)





1/118 Thomson St SALE 3850 (VG)







Price: \$355,000 Method: Sale Date: 25/10/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



2/138 Reeve St SALE 3850 (REI)

3





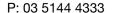
Price: \$340,000 Method: Private Sale Date: 08/05/2018

Rooms: 7

Property Type: Townhouse (Single)

Agent Comments





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 02/08/2018 14:43



