

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

1/92 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price \$209,500

Median sale price

Median price \$287,500

House

Unit

X

Suburb or locality

Sale

Period - From 01/01/2017

to

31/12/2017

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	Price	Date of sale
1	3/55 Patten St SALE 3850	\$221,000	17/11/2016
2	3/117 Reeve St SALE 3850	\$220,000	26/09/2017
3	4/14-16 Carter St SALE 3850	\$212,500	15/09/2016

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.

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Indicative Selling Price

\$209,500

Median Unit Price

Year ending December 2017: \$287,500



Rooms:

Property Type:

Agent Comments

Comparable Properties



3/55 Patten St SALE 3850 (VG)

Agent Comments



Price: \$221,000

Method: Sale

Date: 17/11/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

3/117 Reeve St SALE 3850 (VG)

Agent Comments



Price: \$220,000

Method: Sale

Date: 26/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/14-16 Carter St SALE 3850 (REI/VG)

Agent Comments



Price: \$212,500

Method: Private Sale

Date: 15/09/2016

Rooms: -

Property Type: Unit