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 | 15 Mathieson Street, Sale Vic 3850 |

Indicative selling price

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

| Single price | $235,000 |

Median sale price

| Median price | $405,000 | Property Type | House | Suburb | Sale |

| Period - From | 01/10/2020 | to | 31/12/2020 | 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 8 Cartledge Way SALE 3850	$230,000	29/09/2020
2 4 Overend Cr SALE 3850	$225,000	11/11/2020
3 16 Mathieson St SALE 3850	$200,000	24/11/2020

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: | 15/02/2021 09:36 |

CONSUMER AFFAIRS VICTORIA

GRAHAM CHALMER
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Indicative Selling Price
$235,000
Median House Price
December quarter 2020: $405,000

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Property Type: House (Previously
Occupied - Detached)

Agent Comments

Comparable Properties

8 Cartledge Way SALE 3850 (VG)

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Price: $230,000
Method: Sale
Date: 29/09/2020
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

4 Overend Cr SALE 3850 (VG)

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Price: $225,000
Method: Sale
Date: 11/11/2020
Property Type: House (Res)
Land Size: 870 sqm approx

Agent Comments

16 Mathieson St SALE 3850 (VG)

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Price: $200,000
Method: Sale
Date: 24/11/2020
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

REIV
THE DIFFERENCE

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.com.au