Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 93 Reeve Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$320,000								
Median sale p	rice								
Median price	\$342,000	Pro	operty Type	Ηοι	lse]	Suburb	Sale	
Period - From	21/12/2019	to	20/12/2020)	So	ource	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	21 Fitzroy St SALE 3850	\$335,000	19/10/2020
2	64 Thomson St SALE 3850	\$330,000	06/08/2020
3	135 Macarthur St SALE 3850	\$320,000	24/10/2019

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:

21/12/2020 13:49



GRAHAM CHALMER





Property Type: Aged, Special & Disability Care (Res) Land Size: 828 sqm approx Agent Comments Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$320,000 Median House Price 21/12/2019 - 20/12/2020: \$342,000

Comparable Properties



21 Fitzroy St SALE 3850 (VG)

Price: \$335,000 Method: Sale Date: 19/10/2020 Property Type: House (Res) Land Size: 630 sqm approx Agent Comments



64 Thomson St SALE 3850 (VG)



Price: \$330,000 Method: Sale Date: 06/08/2020 Property Type: House (Res) Land Size: 1012 sqm approx



135 Macarthur St SALE 3850 (VG)

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Price: \$320,000 Method: Sale Date: 24/10/2019 Property Type: House (Res) Land Size: 323 sqm approx Agent Comments

Agent Comments

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

propertydata



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.