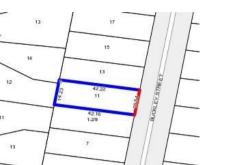


Stephen Chalmer 03-51439205 0419-381831 schalmer@chalmer.com.au

**Indicative Selling Price** \$365,000

**Median House Price** March quarter 2017: \$348,500



## 🛡 1.5 🛱 3 **=** 3 Rooms: 5

Property Type: Land Land Size: 691 sqm **Agent Comments** 

# Comparable Properties



4 Orion St SALE 3850 (VG)

**=**3



Price: \$275,000 Method: Sale Date: 25/11/2016

Rooms: -

Property Type: House (Res) Land Size: 924 sqm

20 Coverdale Dr SALE 3850 (VG)

**---** 3



Price: \$265,000 Method: Sale

Date: 22/02/2017 Rooms: -

Property Type: House (Res) Land Size: 724 sqm

28 Valentine Cr SALE 3850 (REI/VG)







Price: \$262,500 Method: Private Sale Date: 14/03/2017

Rooms: 8

Property Type: House Land Size: 764 sqm

**Agent Comments** 

Agent Comments







Agent Comments



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

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# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b> 6	offered	for	sale
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Address	11 Buckley 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 \$365,000

#### Median sale price

Median price	\$348,500	H	ouse	Х	Suburb or lo	cality	Sale
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	I

#### Comparable property sales

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
4 Orion St SALE 3850	\$275,000	25/11/2016
20 Coverdale Dr SALE 3850	\$265,000	22/02/2017
28 Valentine Cr SALE 3850	\$262,500	14/03/2017





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