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	115 Market Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$314,500

Median sale price

Median price	\$347,500	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2020	to	30/06/2020		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.

Add	lress of comparable property	Price	Date of sale
1	519 Raymond St SALE 3850	\$352,500	17/01/2020

2	185 Stawell St SALE 3850	\$351,000	13/05/2020
3	63 Dundas St SALE 3850	\$340,000	21/02/2020

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:	09/08/2020 17:39
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> **Indicative Selling Price** \$314,500

Median House Price June quarter 2020: \$347,500











Comparable Properties



519 Raymond St SALE 3850 (REI/VG)

=3





Price: \$352.500 Method: Private Sale Date: 17/01/2020 Rooms: 6

Property Type: House

Land Size: 1012 sqm approx

185 Stawell St SALE 3850 (REI)

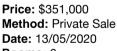






Agent Comments

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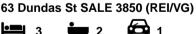
Rooms: 6

-

Property Type: House

Land Size: 719 sqm approx







Agent Comments



Price: \$340,000 Method: Private Sale

Date: 21/02/2020

Rooms: 8

Property Type: House Land Size: 980 sqm approx

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



