

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

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	4 Speechley Court, 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	\$299,000
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Median sale price

Median price	\$323,000	Hou	ise X	Unit		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 30 Speechley Ct SALE 3850 \$319,000 19/01/2018

1	30 Speechley Ct SALE 3850	\$319,000	19/01/2018
2	1/71-73 Reeve St SALE 3850	\$300,000	21/11/2017
3	81 Lansdowne St SALE 3850	\$290,000	06/12/2017

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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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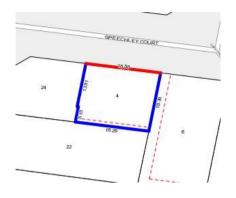
> Indicative Selling Price \$299,000

Median House Price Year ending December 2017: \$323,000

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Rooms: 4 Property Type: House Land Size: 340 sqm approx

Agent Comments



Comparable Properties



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Price: \$319,000 **Method:** Sale **Date:** 19/01/2018 **Rooms:** -

Property Type: House (Res) Land Size: 576 sqm approx

1/71-73 Reeve St SALE 3850 (REI/VG)

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Price: \$300,000 Method: Private Sale Date: 21/11/2017 Rooms: 5

Property Type: Unit

Land Size: 290 sqm approx

81 Lansdowne St SALE 3850 (REI/VG)

Price: \$290,000 **Method:** Private Sale **Date:** 06/12/2017

Rooms: 6

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Property Type: Townhouse (Single) **Land Size:** 340 sqm approx

Agent Comments

Agent Comments

Agent Comments









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