

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

Propert ^o	y offered	for s	ale
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Address	21 Stafford Drive, 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 | \$535,000

Median sale price

Median price	\$350,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

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1	83 Stevens St SALE 3850	\$565,002	24/03/2017
2	6 Willow Ct SALE 3850	\$515,000	21/12/2017
3	8 Valetta St SALE 3850	\$515,000	17/05/2017

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.

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

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Date of sale





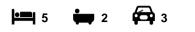
Price



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Indicative Selling Price \$535,000 **Median House Price**

March quarter 2018: \$350,000



Rooms: 8

Property Type: House Land Size: 846 sqm approx

Agent Comments

Comparable Properties



83 Stevens St SALE 3850 (REI/VG)







Price: \$565,002 Method: Private Sale Date: 24/03/2017

Rooms: 8

Property Type: House

Land Size: 1449 sqm approx



6 Willow Ct SALE 3850 (REI/VG)









Price: \$515,000 Method: Private Sale Date: 21/12/2017 Rooms: 10

Property Type: House

Land Size: 165100 sgm approx

8 Valetta St SALE 3850 (REI/VG)







Price: \$515,000 Method: Private Sale Date: 17/05/2017

Rooms: 9

Property Type: House Land Size: 1325 sqm approx **Agent Comments**

Agent Comments



Agent Comments

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