

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 Including suburb or locality and postcode	6 Shepherd Court, Sale Vic 3850
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Indicative selling price

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

Single price	\$209,950
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Median sale price

Median price	\$310,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/07/2017	to	30/06/2018	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	9 Shepherd Ct SALE 3850	\$222,000	25/10/2017
2	12 Treloar St SALE 3850	\$219,500	28/05/2018
3	150 Dawson St SALE 3850	\$193,000	22/06/2018

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.

Teagan Allen
51444333
0447771058
teagana@chalmer.com.au



3 1 2

Rooms:
Property Type: House
Land Size: 604 sqm approx
Agent Comments

Indicative Selling Price
\$209,950
Median House Price
Year ending June 2018: \$310,000

Comparable Properties



9 Shepherd Ct SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$222,000
Method: Private Sale
Date: 25/10/2017
Rooms: 7
Property Type: House
Land Size: 624 sqm approx



12 Treloar St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$219,500
Method: Private Sale
Date: 28/05/2018
Rooms: 6
Property Type: House
Land Size: 702 sqm approx



150 Dawson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$193,000
Method: Sale
Date: 22/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 603 sqm approx