

Teagan Allen 51444333 0447771058

teagana@chalmer.com.au

#### 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 andpostcode

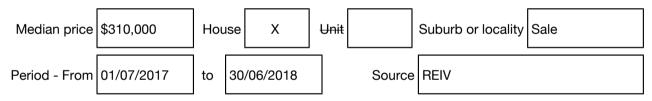
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#### Indicative selling price

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

Single price \$209,950

#### Median sale price



#### 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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



### 6 Shepherd Court, Sale Vic 3850

## GRAHAM CHALMER



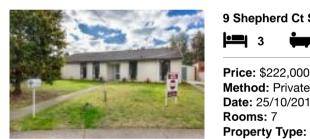


Rooms: Property Type: House Land Size: 604 sqm approx Agent Comments

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

### **Comparable Properties**



9 Shepherd Ct SALE 3850 (REI/VG)

**6** 2 1

Method: Private Sale Date: 25/10/2017 Property Type: House Land Size: 624 sqm approx

12 Treloar St SALE 3850 (REI/VG)



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)



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

Agent Comments

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