

Matt Cutler 51439207 0438356761 matthewc@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
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Address	17 Alameda 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	\$295,000
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Median sale price

Median price	\$344,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/04/2019	to	30/06/2019		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.

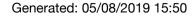
Address of comparable property

1	3 Capella Ct SALE 3850	\$320,000	25/07/2019
2	8 Christina Av SALE 3850	\$308,000	19/07/2019
3	11 Alameda Dr SALE 3850	\$270,000	18/06/2019

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



Date of sale





Price



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Indicative Selling Price \$295,000

Median House Price June quarter 2019: \$344,000





Property Type: House (Previously Occupied - Detached) **Agent Comments**

Comparable Properties



3 Capella Ct SALE 3850 (REI)

— 3

63

Price: \$320.000 Method: Private Sale Date: 25/07/2019

Rooms: 7

Property Type: House

Agent Comments



8 Christina Av SALE 3850 (REI)



Price: \$308,000 Method: Private Sale Date: 19/07/2019

Rooms: 7

Property Type: House

Agent Comments



11 Alameda Dr SALE 3850 (REI/VG)

= 3

Price: \$270,000 Method: Private Sale Date: 18/06/2019

Rooms: 7

Property Type: House Land Size: 672 sqm approx Agent Comments

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