

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

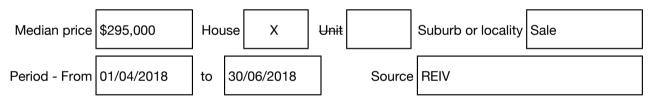
Address Including suburb or locality andpostcode

Indicative selling price

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

Single price \$369,000

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	3 Authors Way SALE 3850	\$372,000	14/03/2018
2	10 Hazel Ct SALE 3850	\$372,000	19/07/2017
3	7 Rhodes Dr SALE 3850	\$369,500	08/05/2018

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.

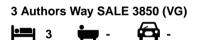






Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$369,000 Median House Price June quarter 2018: \$295,000

Comparable Properties



Price: \$372,000 Method: Sale Date: 14/03/2018 Rooms: -Property Type: House (Res) Land Size: 506 sqm approx Agent Comments



10 Hazel Ct SALE 3850 (REI/VG)



Price: \$372,000 Method: Private Sale Date: 19/07/2017 Rooms: 8 Property Type: House Land Size: 870 sqm approx



7 Rhodes Dr SALE 3850 (REI)



Price: \$369,500 Method: Private Sale Date: 08/05/2018 Rooms: 6 Property Type: House Land Size: 1232 sqm approx

Agent Comments

Agent Comments

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