

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	4/8-10 Darling Street, Sale Vic 3850
---	--------------------------------------

Indicative selling price

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

Single price	\$359,500
--------------	-----------

Median sale price

Median price	\$287,500	House		Unit	X	Suburb or locality	Sale
Period - From	01/01/2017	to	31/12/2017	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	33a Palmerston St SALE 3850	\$370,000	14/08/2017
2	31 Reeve St SALE 3850	\$355,000	26/05/2017
3	3/20-22 Darling St SALE 3850	\$350,000	16/05/2017

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.

Stephen Chalmer

03-51439205

0419-381831

schalmer@chalmer.com.au

Indicative Selling Price

\$359,500

Median Unit Price

Year ending December 2017: \$287,500



3 2 2

Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



33a Palmerston St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$370,000

Method: Private Sale

Date: 14/08/2017

Rooms: 6

Property Type: Unit



31 Reeve St SALE 3850 (REI)

Agent Comments

2 2 1

Price: \$355,000

Method: Private Sale

Date: 26/05/2017

Rooms: 5

Property Type: Townhouse (Single)



3/20-22 Darling St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$350,000

Method: Private Sale

Date: 16/05/2017

Rooms: 6

Property Type: Unit