

Chris Morrison 0351439206 0419381832

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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

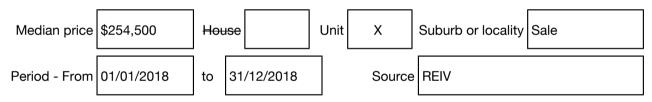
s 2/115 Reeve Street, Sale Vic 3850 e

Indicative selling price

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

Single price \$255,000

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 | 2/78 Guthridge Pde SALE 3850 | \$280,000 | 24/08/2017 |
| 2 | 2/4 Brand St SALE 3850 | \$262,000 | 10/05/2018 |
| 3 | 11/242a Raglan St SALE 3850 | \$242,000 | 17/08/2018 |

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.



2/115 Reeve Street, Sale Vic 3850

GRAHAM CHALMER





Rooms: **Property Type:** Agent Comments

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Indicative Selling Price \$255,000 **Median Unit Price** Year ending December 2018: \$254,500

Comparable Properties



2/4 Brand St SALE 3850 (VG)

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Price: \$262,000 Method: Sale Date: 10/05/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

11/242a Raglan St SALE 3850 (VG)

Agent Comments



Price: \$242,000 Method: Sale Date: 17/08/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)

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