

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

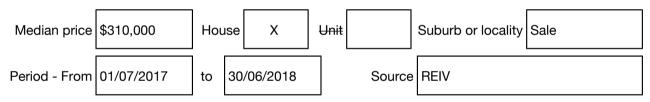
92 Guthridge Parade, Sale Vic 3850 r e

Indicative selling price

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

Single price \$695,000

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	60 Guthridge Pde SALE 3850	\$700,000	09/06/2017
2	163 Stawell St SALE 3850	\$690,000	14/05/2018
3	25 Stevens St SALE 3850	\$665,000	18/12/2017

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.

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.



92 Guthridge Parade, Sale Vic 3850

GRAHAM CHALMER

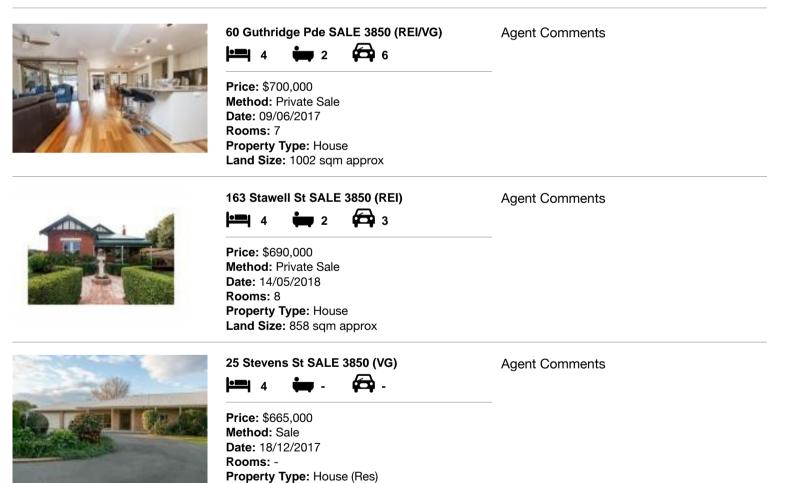




Rooms: Property Type: Hobby Farm < 20 ha (Rur) Land Size: 1170 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$695,000 Median House Price Year ending June 2018: \$310,000

Comparable Properties



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Land Size: 2847 sqm approx

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