

### 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

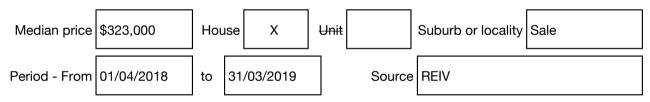
91 Reeve Street, Sale Vic 3850 r

#### Indicative selling price

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

Single price \$259,500

#### 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	137 Lansdowne St SALE 3850	\$260,000	27/03/2018
2	194 Guthridge Pde SALE 3850	\$255,000	19/01/2018
3	191 Desailly St SALE 3850	\$250,000	19/03/2019

#### 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

propertydata

#### Generated: 20/06/2019 09:50

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.

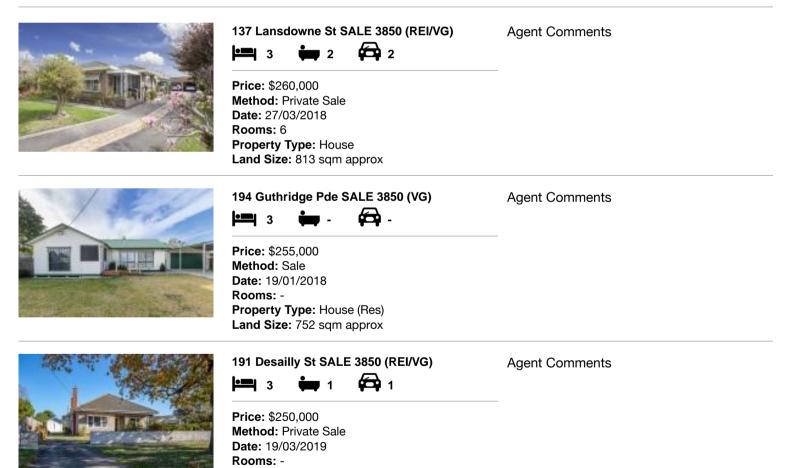






Rooms: Property Type: House (Res) Agent Comments Indicative Selling Price \$259,500 Median House Price Year ending March 2019: \$323,000

## **Comparable Properties**



Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

propertydata

Property Type: House Land Size: 705 sqm approx

#### Generated: 20/06/2019 09:50

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.

