### 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

1/88 Barkly Street, Sale Vic 3850

#### Indicative selling price

| For the meaning c | of this price see co | nsumer.vic.gov.au/ | underquoting |  |
|-------------------|----------------------|--------------------|--------------|--|
|                   |                      | 1                  |              |  |

Single price \$420,000

#### Median sale price

| Median price  | \$274,000  | Pro | perty Type Uni | t  |      | Suburb | Sale |
|---------------|------------|-----|----------------|----|------|--------|------|
| Period - From | 01/07/2020 | to  | 30/06/2021     | So | urce | 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property | Price     | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1   | 3/139 Reeve St SALE 3850     | \$400,000 | 27/05/2021   |
| 2   | 89 Lansdowne St SALE 3850    | \$445,000 | 13/04/2021   |
| 3   | 1/139 Reeve St SALE 3850     | \$418,000 | 12/03/2021   |

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 18 months.

This Statement of Information was prepared on:

22/07/2021 10:29



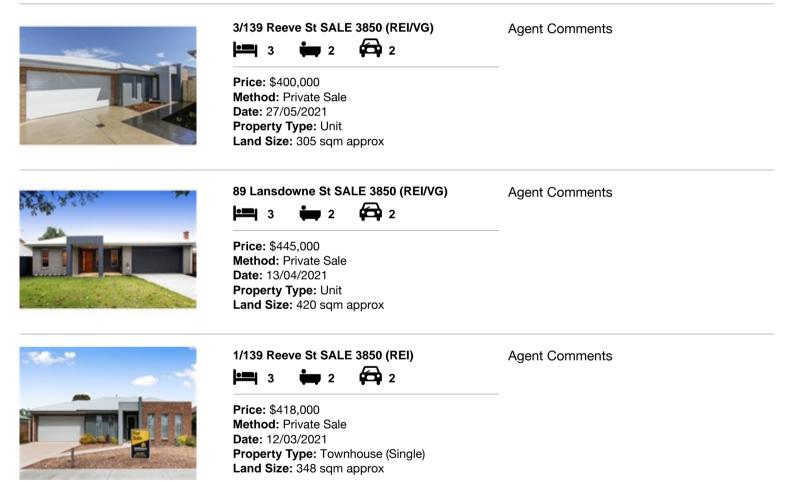
1/88 Barkly Street, Sale Vic 3850

# GRAHAM CHALMER

**Property Type:** Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$420,000 Median Unit Price Year ending June 2021: \$274,000

## **Comparable Properties**



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





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.