

### 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

10 Speechley Court, Sale Vic 3850

#### Indicative selling price

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

Range between \$295,000	&	\$312,500
-------------------------	---	-----------

#### Median sale price

Median price	\$323,000	Hou	se X		Unit		Suburb or locality	Sale
Period - From	01/01/2017	to	31/12/20	17		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.

Ade	Address of comparable property		Date of sale
1	23 Janice Way SALE 3850	\$323,000	06/12/2017
2	30 Speechley Ct SALE 3850	\$320,000	16/10/2017
3	28 Speechley Ct SALE 3850	\$315,000	11/12/2017

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

#### Generated: 24/02/2018 09:07

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.



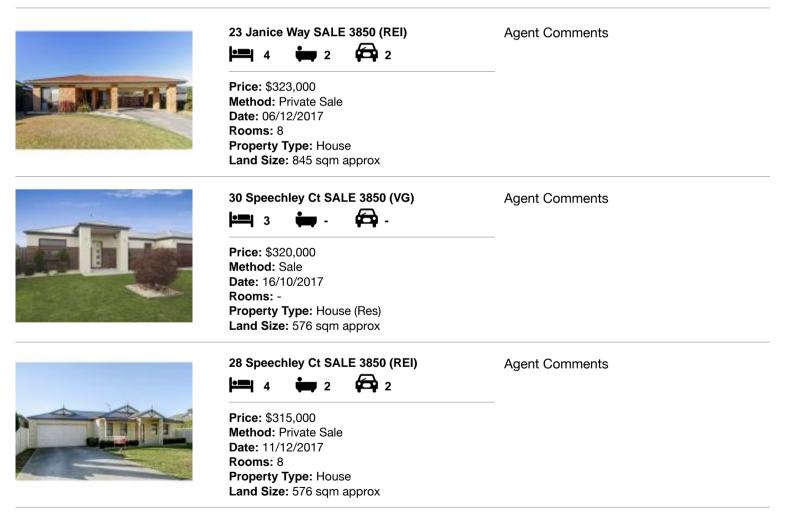






Rooms: 6 Property Type: Land Land Size: 584 sqm approx Agent Comments Indicative Selling Price \$295,000 - \$312,500 Median House Price Year ending December 2017: \$323,000

## **Comparable Properties**



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

propertydata

#### Generated: 24/02/2018 09:07

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.

