

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	2/487 Raymond Street, Sale Vic 3850
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Indicative selling price

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

Single price	\$259,000
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Median sale price

Median price	\$215,000	House		Unit	X	Suburb or locality	Sale
Period - From	01/04/2018	to	31/03/2019	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.

	Address of comparable property	Price	Date of sale
1	1/8 Ashley Ct SALE 3850	\$282,000	01/03/2019
2	2/4 Brand St SALE 3850	\$262,000	10/05/2018
3	3/70 Barkly St SALE 3850	\$245,000	07/05/2018

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.

Matt Cutler
51439207
0438356761
matthewc@chalmer.com.au



Rooms:
Property Type: Townhouse
(Single)
Land Size: 220 sqm approx
Agent Comments

Indicative Selling Price
\$259,000
Median Unit Price
Year ending March 2019: \$215,000

Comparable Properties



1/8 Ashley Ct SALE 3850 (REI)

Agent Comments



Price: \$282,000
Method: Private Sale
Date: 01/03/2019
Rooms: 5
Property Type: Unit

2/4 Brand St SALE 3850 (VG)

Agent Comments



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



3/70 Barkly St SALE 3850 (REI/VG)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 07/05/2018
Rooms: 5
Property Type: Unit
Land Size: 280 sqm approx