

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered for	sale
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Address	63 Fitzroy Street, Sale Vic 3850
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$350,000
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Median sale price

Median price	\$310,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

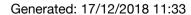
Address of comparable property

,	areas or comparable property		
1	88 Fitzroy St SALE 3850	\$374,000	12/09/2017
2	182 Desailly St SALE 3850	\$367,000	04/09/2017
3	45 Marley St SALE 3850	\$360,000	08/02/2018

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.

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



Date of sale





Price



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> **Indicative Selling Price** \$350,000

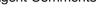
Median House Price Year ending September 2018: \$310,000





Property Type: House (Res) Land Size: 1011 sqm approx

Agent Comments



Comparable Properties



88 Fitzroy St SALE 3850 (REI/VG)

— 3





Price: \$374.000 Method: Private Sale

Date: 12/09/2017 Rooms: 5

Property Type: House

Land Size: 1004 sqm approx

Agent Comments



182 Desailly St SALE 3850 (REI/VG)







Price: \$367,000 Method: Auction Sale Date: 04/09/2017

Rooms: -

Property Type: House

Land Size: 1011 sqm approx

Agent Comments



45 Marley St SALE 3850 (REI/VG)

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Price: \$360,000 Method: Private Sale Date: 08/02/2018

Rooms: 6

Property Type: House Land Size: 1197 sqm approx Agent Comments

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

