

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	52 Guthridge Pde SALE 3850	\$760,000	10/08/2018
2	13 Glebe Dr SALE 3850	\$722,000	21/11/2018
3	89 Thomson St SALE 3850	\$700,000	11/01/2018

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.

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Indicative Selling Price
\$725,000

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



4 3 0

Rooms:
Property Type: House
Land Size: 1300 sqm approx
[Agent Comments](#)

Comparable Properties



52 Guthridge Pde SALE 3850 (REI/VG)

[Agent Comments](#)

5 1 6

Price: \$760,000
Method: Private Sale
Date: 10/08/2018
Rooms: 10
Property Type: House
Land Size: 2120 sqm approx



13 Glebe Dr SALE 3850 (REI)

[Agent Comments](#)

4 2 4

Price: \$722,000
Method: Private Sale
Date: 21/11/2018
Rooms: 9
Property Type: House
Land Size: 1297 sqm approx



89 Thomson St SALE 3850 (REI/VG)

[Agent Comments](#)

4 2 3

Price: \$700,000
Method: Private Sale
Date: 11/01/2018
Rooms: 11
Property Type: House
Land Size: 908 sqm approx