

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

8 Christina Avenue, Sale Vic 3850

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$325,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2019

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	275 Raglan St SALE 3850	\$335,000	06/05/2019
2	3 Christina Av SALE 3850	\$325,000	10/12/2018
3	3 Anna Ct SALE 3850	\$302,500	04/02/2019

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

Indicative Selling Price

\$325,000

Median House Price

March quarter 2019: \$325,000



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 705 sqm approx

Agent Comments

Comparable Properties



275 Raglan St SALE 3850 (REI)

Agent Comments

3 1 6

Price: \$335,000

Method: Private Sale

Date: 06/05/2019

Rooms: -

Property Type: House



3 Christina Av SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$325,000

Method: Private Sale

Date: 10/12/2018

Rooms: 8

Property Type: House

Land Size: 843 sqm approx



3 Anna Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$302,500

Method: Private Sale

Date: 04/02/2019

Rooms: 6

Property Type: House

Land Size: 849 sqm approx