

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	13 Railway Place, Sale Vic 3850
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Indicative selling price

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

Single price	\$549,950
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Median sale price

Median price	\$310,000	House	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)

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	115 Palmerston St SALE 3850	\$560,000	18/12/2018
2	1 Cantwell Dr SALE 3850	\$555,000	30/10/2018
3	76 Topping St SALE 3850	\$510,000	10/12/2018

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
\$549,950

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



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



115 Palmerston St SALE 3850 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 18/12/2018
Rooms: 7
Property Type: House



1 Cantwell Dr SALE 3850 (REI)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 30/10/2018
Rooms: 11
Property Type: House
Land Size: 809 sqm approx



76 Topping St SALE 3850 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 10/12/2018
Rooms: 8
Property Type: House