

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](http://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 14 Pelican Ct SALE 3850	\$372,000	10/07/2018
2 4 Langholme Ct SALE 3850	\$360,000	17/10/2017
3 5 Kingfisher PI SALE 3850	\$358,000	26/07/2018

**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

**Indicative Selling Price**  
\$369,500

**Median House Price**  
December quarter 2018: \$330,000



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 773 sqm approx  
Agent Comments

## Comparable Properties



**14 Pelican Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$372,000  
**Method:** Private Sale  
**Date:** 10/07/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 793 sqm approx



**4 Langholme Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 17/10/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 806 sqm approx



**5 Kingfisher PI SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$358,000  
**Method:** Private Sale  
**Date:** 26/07/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 745 sqm approx