

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

6 Market Street, Sale Vic 3850

Indicative selling price

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

Single price \$759,500

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2018

to

31/12/2018

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	13 Glebe Dr SALE 3850	\$722,000	21/11/2018
2	89 Thomson St SALE 3850	\$700,000	11/01/2018
3	12 Brolga PI SALE 3850	\$665,000	14/11/2018

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

\$759,500

Median House Price

December quarter 2018: \$330,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



13 Glebe Dr SALE 3850 (REI/VG)

Agent Comments



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



Price: \$700,000

Method: Private Sale

Date: 11/01/2018

Rooms: 11

Property Type: House

Land Size: 908 sqm approx



12 Brolga PI SALE 3850 (VG)

Agent Comments



Price: \$665,000

Method: Sale

Date: 14/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 1307 sqm approx