

Matt Cutler 51439207 0438356761

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### 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 andpostcode

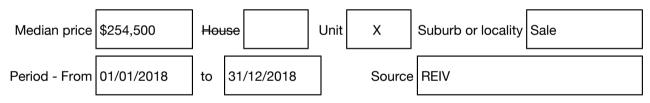
5 |1/133 Desailly Street, Sale Vic 3850 r e

#### Indicative selling price

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

Single price \$340,000

#### Median sale price



#### 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	3/139 Reeve St SALE 3850	\$370,000	30/05/2018
2	2/149 Reeve St SALE 3850	\$350,000	23/08/2018
3	2/5 Macarthur St SALE 3850	\$340,000	12/12/2018

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.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## **GRAHAM CHALMER**





Rooms: Property Type: Unit Agent Comments

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**Indicative Selling Price** \$340,000 **Median Unit Price** Year ending December 2018: \$254,500

## **Comparable Properties**



3/139 Reeve St SALE 3850 (REI/VG) **2** 2 3 2

Price: \$370.000 Method: Private Sale Date: 30/05/2018 Rooms: 6 Property Type: Townhouse (Single) Agent Comments

Agent Comments



2/149 Reeve St SALE 3850 (VG)



Price: \$350,000 Method: Sale Date: 23/08/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



2/5 Macarthur St SALE 3850 (REI/VG)

3 2 Agent Comments



**2** 

Price: \$340,000 Method: Private Sale Date: 12/12/2018 Rooms: 7 Property Type: Townhouse (Single) Land Size: 376 sqm approx

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