

Victoria Cook 5144 4333 0417 017 182

victoriac@chalmer.com.au

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

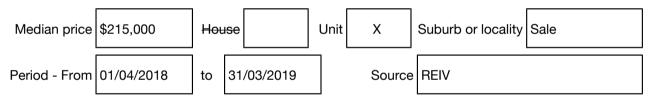
s 2/113 Barkly Street, Sale Vic 3850 e

Indicative selling price

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

Single price \$29,950

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 | 1/113 Barkly St SALE 3850 | \$310,000 | 17/12/2018 |
| 2 | 15/10 Weir St SALE 3850 | \$310,000 | 22/06/2018 |
| 3 | 4/134-136 Desailly St SALE 3850 | \$302,500 | 10/11/2017 |

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

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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 Land Size: 254 sqm approx Agent Comments

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Indicative Selling Price \$29,950 **Median Unit Price** Year ending March 2019: \$215,000

Comparable Properties



1/113 Barkly St SALE 3850 (REI/VG) **6** 1 2 1

Price: \$310,000 Method: Private Sale Date: 17/12/2018 Rooms: 4 Property Type: Unit Land Size: 282 sqm approx Agent Comments

Agent Comments

Agent Comments



15/10 Weir St SALE 3850 (VG)



Price: \$310,000 Method: Sale Date: 22/06/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



4/134-136 Desailly St SALE 3850 (REI/VG)



Price: \$302.500 Method: Private Sale Date: 10/11/2017 Rooms: 5 Property Type: Unit

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