

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	99 Pearson Street, Sale Vic 3850
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$380,000

Median sale price

Median price	\$350,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/01/2018	to	31/03/2018		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 86 Lansdowne St SALE 3850 \$325,000 29/03/2018 2 67 Barkly St SALE 3850 \$325,000 12/02/2018 3 94 Dundas St SALE 3850 \$319,000 05/07/2017

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.





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Property Type: House (Res) Land Size: 1008 sqm approx

Agent Comments

Indicative Selling Price \$380,000 **Median House Price** March quarter 2018: \$350,000

Comparable Properties



86 Lansdowne St SALE 3850 (REI/VG)







Price: \$325,000 Method: Private Sale Date: 29/03/2018

Rooms: 7

Property Type: House

Land Size: 1011 sqm approx

Agent Comments



67 Barkly St SALE 3850 (REI/VG)



Price: \$325,000 Method: Private Sale Date: 12/02/2018 Rooms: 8







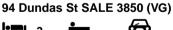
Agent Comments

Land Size: 1000 sqm approx

Property Type: House

-3





Agent Comments

Price: \$319,000 Method: Sale Date: 05/07/2017

Rooms: -

Property Type: House (Res) Land Size: 1011 sqm approx

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

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