



Agent Comments

Indicative Selling Price \$279,500 **Median House Price** March quarter 2017: \$348,500

Comparable Properties



11 Janice Way SALE 3850 (REI/VG)

— 3





Price: \$277,000 Method: Private Sale Date: 31/08/2016

Rooms: -

Property Type: House Land Size: 843 sqm approx

Agent Comments

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4 Orion St SALE 3850 (VG)







Price: \$275,000 Method: Sale Date: 25/11/2016

Rooms: -

Property Type: House (Res) Land Size: 924 sqm approx



23 Alameda Dr SALE 3850 (REI/VG)







Price: \$275,000

Method: Sold Before Auction

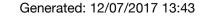
Date: 15/07/2016

Rooms: -

Property Type: House (Res) Land Size: 685 sqm approx

Agent Comments

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









Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Prope	rty	offered	for	sale
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Address	3 Helen Crescent, Sale Vic 3850
Including suburb or	
locality andpostcode	

Indicative selling price

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

Median sale price

Median price \$34	48,500 H	ouse	Х	Suburb or loc	ality	Sale	
Period - From 01/	/01/2017 to	31/03/20	17	Source	REIV		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
11 Janice Way SALE 3850	\$277,000	31/08/2016
4 Orion St SALE 3850	\$275,000	25/11/2016
23 Alameda Dr SALE 3850	\$275,000	15/07/2016



