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Indicative Selling Price \$199,000 **Median House Price**

March quarter 2017: \$348,500







Comparable Properties



3/55 Patten St SALE 3850 (VG)

- 2

Price: \$221,000 Method: Sale Date: 17/11/2016

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/14-16 Carter St SALE 3850 (VG)

-- 2





Agent Comments

Price: \$210,000 Method: Sale Date: 28/01/2016 Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/122 Reeve St SALE 3850 (VG)

— 2



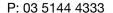
Price: \$197,500 Method: Sale Date: 05/04/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments











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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 3/134 Patten Street, 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 | \$348,500 | H | ouse | Х | Suburb or lo | cality | Sale |
|---------------|------------|----|-------|--------|--------------|--------|------|
| Period - From | 01/01/2017 | to | 31/03 | 3/2017 | Source | REI\ | / |

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 |
|--------------------------------|-----------|--------------|
| 3/55 Patten St SALE 3850 | \$221,000 | 17/11/2016 |
| 2/14-16 Carter St SALE 3850 | \$210,000 | 28/01/2016 |
| 1/122 Reeve St SALE 3850 | \$197,500 | 05/04/2016 |





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