

Stephen Chalmer 03-51439205 0419-381831

schalmer@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

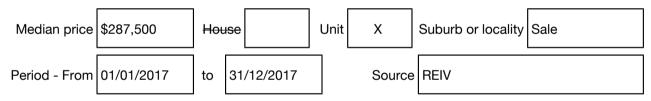
4/8-10 Darling Street, Sale Vic 3850

Indicative selling price

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

Single price \$359,500

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	33a Palmerston St SALE 3850	\$370,000	14/08/2017
2	31 Reeve St SALE 3850	\$355,000	26/05/2017
3	3/20-22 Darling St SALE 3850	\$350,000	16/05/2017

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

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: 5 Property Type: Townhouse (Single) Land Size: 250 sqm approx Agent Comments 03-51439205 0419-381831 schalmer@chalmer.com.au

Stephen Chalmer

Indicative Selling Price \$359,500 Median Unit Price Year ending December 2017: \$287,500

Comparable Properties



Price: \$370,000 Method: Private Sale Date: 14/08/2017 Rooms: 6 Property Type: Unit

3

31 Reeve St SALE 3850 (REI)

33a Palmerston St SALE 3850 (REI)

2

6 2



Price: \$355,000 Method: Private Sale Date: 26/05/2017 Rooms: 5 Property Type: Townhouse (Single)



3/20-22 Darling St SALE 3850 (REI/VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$350,000 Method: Private Sale Date: 16/05/2017 Rooms: 6 Property Type: Unit

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

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