





Property Type: House Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price \$345,000 **Median House Price** March quarter 2017: \$348,500

Comparable Properties



164 Raglan St SALE 3850 (REI/VG)

— 3

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Price: \$346.000 Method: Private Sale Date: 03/03/2016 Rooms: 5

Property Type: House

Land Size: 637 sqm approx

Agent Comments

Agent Comments



4 BANKSIA Ct SALE 3850 (REI/VG)



Price: \$340,000 Method: Private Sale Date: 21/12/2016

Rooms: 7

Property Type: House Land Size: 386 sqm approx

11 Kingfisher PI SALE 3850 (REI/VG)

-3



Price: \$330,000 Method: Private Sale Date: 28/02/2017

Land Size: 789 sqm approx

Rooms: -

Property Type: House

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





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.

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Agent Comments



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	9 Kylie Court, 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
164 Raglan St SALE 3850	\$346,000	03/03/2016
4 BANKSIA Ct SALE 3850	\$340,000	21/12/2016
11 Kingfisher PI SALE 3850	\$330,000	28/02/2017



