

Rooms: 6

Property Type: Land Land Size: 584 sqm **Agent Comments**

Indicative Selling Price \$330,000 **Median House Price** March quarter 2017: \$348,500

Comparable Properties



4 Kingfisher PI SALE 3850 (REI)







€ 2

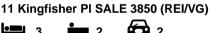
Price: \$340,000 Method: Private Sale Date: 30/11/2016 Rooms: 8

Property Type: House Land Size: 706 sqm









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

Rooms: -

Property Type: House Land Size: 789 sqm

23a Patten St SALE 3850 (REI/VG)









Price: \$330,000 Method: Private Sale Date: 13/01/2017 Rooms: 8

Property Type: House Land Size: 542 sqm

Agent Comments

Agent Comments



Agent Comments

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





Generated: 15/05/2017 08:26



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
--	--------------	-----	---------	-----	------

Address	10 Speechley 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
4 Kingfisher PI SALE 3850	\$340,000	30/11/2016
11 Kingfisher PI SALE 3850	\$330,000	28/02/2017
23a Patten St SALE 3850	\$330,000	13/01/2017



