

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 and postcode

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	42 Dundas St SALE 3850	\$355,000	21/11/2016
2	88 Patten St SALE 3850	\$355,000	03/05/2016
3	116 Thomson St SALE 3850	\$350,000	30/03/2017

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.~~

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 3  1  2

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 1155 sqm approx
Agent Comments

Indicative Selling Price
\$349,500

Median House Price
June quarter 2017: \$350,000

Comparable Properties



42 Dundas St SALE 3850 (REI/VG)

Agent Comments

 3  2  1

Price: \$355,000
Method: Sold Before Auction
Date: 21/11/2016
Rooms: 8
Property Type: House (Res)
Land Size: 1011 sqm approx



88 Patten St SALE 3850 (REI)

Agent Comments

 3  2  2

Price: \$355,000
Method: Private Sale
Date: 03/05/2016
Rooms: -
Property Type: House
Land Size: 624 sqm approx

116 Thomson St SALE 3850 (VG)

Agent Comments

 4  -  -

Price: \$350,000
Method: Sale
Date: 30/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 1017 sqm approx