

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	9 Stuart Place, Sale Vic 3850
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$375,000

Median sale price

Median price	\$350,000	Hou	se X	Unit		Suburb or locality	Sale
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	1 The Boulevard SALE 3850	\$380,000	23/03/2017
2	14 Janice Way SALE 3850	\$370,000	05/12/2016
3	3 Stuart PI SALE 3850	\$370,000	16/06/2016

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





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Indicative Selling Price \$375,000 **Median House Price**

June quarter 2017: \$350,000





Property Type: Land **Agent Comments**

Comparable Properties

1 The Boulevard SALE 3850 (VG)







Price: \$380,000 Method: Sale Date: 23/03/2017

Rooms: -Property Type: House (Res)

Land Size: 921 sqm approx



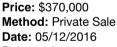




Rooms: 8

14 Janice Way SALE 3850 (REI/VG)





Property Type: House Land Size: 725 sqm approx

3 Stuart PI SALE 3850 (REI/VG)







Price: \$370,000 Method: Private Sale Date: 16/06/2016

Rooms: -

Property Type: House Land Size: 800 sqm approx **Agent Comments**

Agent Comments



Agent Comments

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