

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	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.~~

Chris Morrison  
0351439206  
0419381832  
cjmorrison@chalmer.com.au

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

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



**Rooms:**  
**Property Type:** Land  
Agent Comments

## Comparable Properties

### 1 The Boulevard SALE 3850 (VG)

Agent Comments



**Price:** \$380,000  
**Method:** Sale  
**Date:** 23/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 921 sqm approx



### 14 Janice Way SALE 3850 (REI/VG)

Agent Comments



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 05/12/2016  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 725 sqm approx



### 3 Stuart PI SALE 3850 (REI/VG)

Agent Comments



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 16/06/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 800 sqm approx