

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 andpostcode

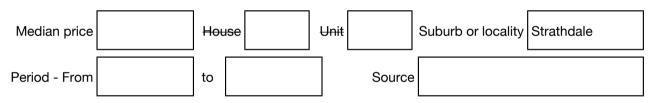
7 Calibre Close, Strathdale Vic 3550

Indicative selling price

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

Single price \$250,000

Median sale price*



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	4 Calibre CI STRATHDALE 3550	\$300,000	02/02/2018
2	3 Calibre CI STRATHDALE 3550	\$295,000	31/01/2018
3	5 Calibre CI STRATHDALE 3550	\$290,000	10/04/2018

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Gavin Butler Real Estate | P: 03 5448 3322

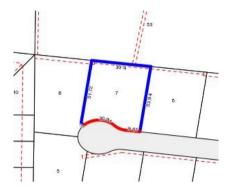
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.



Gavin Butler





Rooms: Property Type: Land Size: 2006 sqm approx Agent Comments 03 5448 3322 0427 887 766 sales@gavinbutler.com.au

Indicative Selling Price \$250,000 No median price available

Comparable Properties

4 Calibre CI STRATHDALE 3550 (VG)	Agent Comments
Price: \$300,000	
Method: Sale	
Date: 02/02/2018	
Rooms: -	
Property Type: Land Land Size: 2020 sqm approx	
3 Calibre CI STRATHDALE 3550 (VG)	Agent Comments
Price: \$295,000	
Method: Sale	
Date: 31/01/2018 Rooms: -	
Property Type: Land	
Land Size: 1985 sqm approx	
5 Calibre CI STRATHDALE 3550 (VG)	Agent Comments
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Price: \$290,000	
Method: Sale	
Date: 10/04/2018	
Rooms: -	
Property Type: House (Res) Land Size: 2036 sqm approx	

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