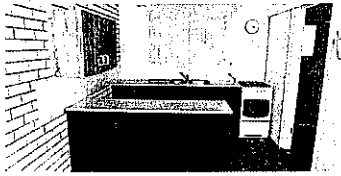


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/391 YORK STREET, SALE, VIC 3850

1 1 -

Indicative Selling Price

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

Price Range: \$118,000 to \$130,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (Unit)

\$223,500

01 January 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

6/102 FITZROY ST, SALE, VIC 3850

1 1 1



Sale Price

\$120,000

Sale Date: 20/05/2018

Distance from Property: 641m



5 NICHOLSON ST, SALE, VIC 3850

2 1 1



Sale Price

***\$133,000**

Sale Date: 11/02/2019

Distance from Property: 1.1km

4/123 ELGIN ST, SALE, VIC 3850

2 1 1



Sale Price

\$130,000

Sale Date: 04/11/2018

Distance from Property: 1km



This report has been compiled on 15/03/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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2/123 ELGIN ST, SALE, VIC 3850

2 1 1

Sale Price

\$114,000

Sale Date: 04/11/2018

Distance from Property: 1km



3/123 ELGIN ST, SALE, VIC 3850

2 1 -

Sale Price

\$115,000

Sale Date: 04/11/2018

Distance from Property: 1km



1/123 ELGIN ST, SALE, VIC 3850

2 1 1

Sale Price

\$125,000

Sale Date: 23/10/2018

Distance from Property: 1.1km



291 YORK ST, SALE, VIC 3850

2 - -

Sale Price

\$117,500

Sale Date: 16/08/2018

Distance from Property: 638m



11/40 FITZROY ST, SALE, VIC 3850

2 2 1

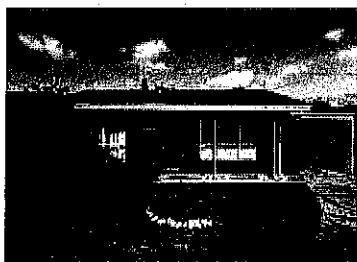
Sale Price

\$133,000

Sale Date: 31/05/2018

Distance from Property: 611m





5 NICHOLSON ST, SALE, VIC 3850

 2  1  1

Sale Price

\$133,000

Sale Date: 06/02/2019

Distance from Property: 1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode 4/391 YORK STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$118,000 to \$130,000

Median sale price

Median price \$223,500

House

Unit

X

Suburb

SALE

Period

01 January 2018 to 31 December 2018

Source

pricefinder

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
6/102 FITZROY ST, SALE, VIC 3850	\$120,000	20/05/2018
5 NICHOLSON ST, SALE, VIC 3850	*\$133,000	11/02/2019
4/123 ELGIN ST, SALE, VIC 3850	\$130,000	04/11/2018

2/123 ELGIN ST, SALE, VIC 3850	\$114,000	04/11/2018
3/123 ELGIN ST, SALE, VIC 3850	\$115,000	04/11/2018
1/123 ELGIN ST, SALE, VIC 3850	\$125,000	23/10/2018
291 YORK ST, SALE, VIC 3850	\$117,500	16/08/2018
11/40 FITZROY ST, SALE, VIC 3850	\$133,000	31/05/2018
5 NICHOLSON ST, SALE, VIC 3850	\$133,000	06/02/2019

