

# 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

120 Thomson Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$430,000

### Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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 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
1	45b Lansdowne St SALE 3850	\$450,000	17/09/2020
2	84 Reeve St SALE 3850	\$446,921	09/10/2019
3	83b Elgin St SALE 3850	\$411,500	22/12/2019

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 18 months.~~

This Statement of Information was prepared on:

03/02/2021 16:46

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$430,000

**Median House Price**

December quarter 2020: \$405,000



**Property Type:**

Agent Comments

## Comparable Properties



**45b Lansdowne St SALE 3850 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 17/09/2020

**Property Type:** House (Res)

**Land Size:** 489 sqm approx

**84 Reeve St SALE 3850 (VG)**

Agent Comments



**Price:** \$446,921

**Method:** Sale

**Date:** 09/10/2019

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



**83b Elgin St SALE 3850 (REI)**

Agent Comments



**Price:** \$411,500

**Method:** Private Sale

**Date:** 22/12/2019

**Rooms:** 7

**Property Type:** Townhouse (Single)

**Land Size:** 524 sqm approx