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	197 Foster Street, Sale Vic 3850
Including suburb or locality and postcode	

Indicative selling price

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

Single price | $465,000

Median sale price

Median price	$387,250	Property Type	House	Suburb	Sale
Period - From	01/01/2021	to	31/03/2021	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	95 Fitzroy St SALE 3850	$490,000	28/01/2021
2	108 Reeve St SALE 3850	$461,000	27/03/2021
3	41 Lansdowne St SALE 3850	$425,000	04/03/2020

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: 24/05/2021 10:45

CONSUMER AFFAIRS VICTORIA

LEO O'BRIEN
PROPERTY

Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au

2   **2**   **2**

Property Type: House
Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price
$465,000
Median House Price
March quarter 2021: $387,250

Comparable Properties

95 Fitzroy St SALE 3850 (REI)

3   **2**   **6**

Price: $490,000
Method: Private Sale
Date: 28/01/2021
Property Type: House

Agent Comments

108 Reeve St SALE 3850 (REI)

3   **2**   **1**

Price: $461,000
Method: Private Sale
Date: 27/03/2021
Property Type: House

Agent Comments

41 Lansdowne St SALE 3850 (REI)

3   **1**   **1**

Price: $425,000
Method: Private Sale
Date: 04/03/2020
Property Type: House

Agent Comments

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288