

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

6/10 Weir Street, Sale Vic 3850

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$274,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2020

to

30/06/2021

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	3/42 Ross St SALE 3850	\$390,000	12/08/2021
2	73a Thomson St SALE 3850	\$379,000	17/09/2020
3	1/146 Macalister St SALE 3850	\$378,000	22/03/2021

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:

23/09/2021 11:05



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



3/42 Ross St SALE 3850 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 12/08/2021
Property Type: Townhouse (Single)
Land Size: 249 sqm approx



73a Thomson St SALE 3850 (REI/VG)

Agent Comments



Price: \$379,000
Method: Private Sale
Date: 17/09/2020
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 407 sqm approx



1/146 Macalister St SALE 3850 (REI/VG)

Agent Comments



Price: \$378,000
Method: Private Sale
Date: 22/03/2021
Property Type: Unit