

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/6 Brand Street, Sale Vic 3850

Indicative selling price

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

Single price \$279,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb Sale

Period - From 01/10/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/71-73 Reeve St SALE 3850	\$300,000	21/11/2017
2	2/134 Desailly St SALE 3850	\$297,000	17/02/2017
3	2/129 Pearson St SALE 3850	\$278,000	19/01/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3
  1
  1

Rooms:
Property Type: Townhouse
 (Single)
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
 \$279,000

Median House Price
 December quarter 2017: \$310,000

Comparable Properties



1/71-73 Reeve St SALE 3850 (REI)

Agent Comments

 3
  1
  2

Price: \$300,000
Method: Private Sale
Date: 21/11/2017
Rooms: 5
Property Type: Unit
Land Size: 290 sqm approx



2/134 Desailly St SALE 3850 (REI)

Agent Comments

 2
  1
  2

Price: \$297,000
Method: Private Sale
Date: 17/02/2017
Rooms: 4
Property Type: Unit



2/129 Pearson St SALE 3850 (REI)

Agent Comments

 2
  1
  1

Price: \$278,000
Method: Private Sale
Date: 19/01/2018
Rooms: 4
Property Type: Unit
Land Size: 216 sqm approx