

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

63 Dundas Street, Sale Vic 3850

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$355,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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	45 Montgomery St SALE 3850	\$370,000	24/08/2018
2	63 Fitzroy St SALE 3850	\$360,000	08/12/2018
3	18 Rebecca Dr SALE 3850	\$355,000	31/07/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1009 sqm approx

Agent Comments

Comparable Properties



45 Montgomery St SALE 3850 (REI)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 24/08/2018

Rooms: -

Property Type: House



63 Fitzroy St SALE 3850 (REI)

Agent Comments



Price: \$360,000

Method: Auction Sale

Date: 08/12/2018

Rooms: 7

Property Type: House (Res)

Land Size: 1011 sqm approx



18 Rebecca Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 31/07/2018

Rooms: 8

Property Type: House

Land Size: 1061 sqm approx