

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 price

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

Single price

\$365,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/10/2018

to

30/09/2019

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	168 Stawell St SALE 3850	\$350,000	30/04/2019
2	45 Montgomery St SALE 3850	\$365,000	13/08/2018
3	5 Kingfisher Pl SALE 3850	\$358,000	26/07/2018

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 18 months.~~

This Statement of Information was prepared on:

17/01/2020 11:51



4 2 2

Property Type: House
Land Size: 3989 sqm approx
 Agent Comments

Indicative Selling Price
 \$365,000

Median House Price
 Year ending September 2019: \$475,000

Comparable Properties



168 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 2 3

Price: \$350,000
Method: Private Sale
Date: 30/04/2019
Rooms: 7
Property Type: House
Land Size: 652 sqm approx



45 Montgomery St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$365,000
Method: Sale
Date: 13/08/2018
Property Type: House (Res)
Land Size: 845 sqm approx



5 Kingfisher Pl SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$358,000
Method: Private Sale
Date: 26/07/2018
Rooms: 8
Property Type: House
Land Size: 745 sqm approx