

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

7/14-16 Carter Street, Sale Vic 3850

Indicative selling price

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

Single price

\$269,500

Median sale price

Median price

\$279,500

Property Type

Unit

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	1/61 Dundas St SALE 3850	\$275,000	27/08/2020
2	2/148 Pearson St SALE 3850	\$270,000	06/12/2019
3	2/400 York St SALE 3850	\$267,500	22/01/2020

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:

06/05/2021 14:55



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$269,500

Median Unit Price
March quarter 2021: \$279,500

Comparable Properties



1/61 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$275,000
Method: Private Sale
Date: 27/08/2020
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 408 sqm approx



2/148 Pearson St SALE 3850 (VG)

Agent Comments



Price: \$270,000
Method: Sale
Date: 06/12/2019
Property Type: Flat/Unit/Apartment (Res)



2/400 York St SALE 3850 (REI/VG)

Agent Comments



Price: \$267,500
Method: Private Sale
Date: 22/01/2020
Rooms: 5
Property Type: Townhouse (Single)