

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

2/72 Thomson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$266,000

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	11/40 Fitzroy St SALE 3850	\$274,000	03/06/2021
2	3/97 Marley St SALE 3850	\$265,000	11/05/2021
3	3/131 Cunninghame St SALE 3850	\$270,000	22/04/2021

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:

24/06/2021 10:20

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Indicative Selling Price

\$266,000

Median Unit Price

March quarter 2021: \$279,500



Property Type:

Agent Comments

Comparable Properties



11/40 Fitzroy St SALE 3850 (REI)

Agent Comments



Price: \$274,000

Method: Private Sale

Date: 03/06/2021

Property Type: Unit

Land Size: 145 sqm approx



3/97 Marley St SALE 3850 (REI)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 11/05/2021

Property Type: Unit

3/131 Cunninghame St SALE 3850 (VG)

Agent Comments



Price: \$270,000

Method: Sale

Date: 22/04/2021

Property Type: Flat/Unit/Apartment (Res)