

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

195 Foster Street, Sale Vic 3850

Indicative selling price

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

Single price \$599,500

Median sale price

Median price \$387,250

Property Type House

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	6 Dundas St SALE 3850	\$614,000	22/10/2020
2	2 Walker Ct SALE 3850	\$587,000	08/04/2021
3	12 LANSDOWNE St SALE 3850	\$580,000	23/03/2020

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:

24/05/2021 13:39



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Property Type: House
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$599,500
Median House Price
March quarter 2021: \$387,250

Comparable Properties



6 Dundas St SALE 3850 (REI)

Agent Comments

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Price: \$614,000
Method: Private Sale
Date: 22/10/2020
Rooms: 6
Property Type: House
Land Size: 1008 sqm approx

2 Walker Ct SALE 3850 (VG)

Agent Comments

3 - -

Price: \$587,000
Method: Sale
Date: 08/04/2021
Property Type: House (Res)
Land Size: 964 sqm approx



12 LANSDOWNE St SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$580,000
Method: Private Sale
Date: 23/03/2020
Rooms: 7
Property Type: House
Land Size: 1041 sqm approx