

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

191 Desailly Street, Sale Vic 3850

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2018

to

31/12/2018

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	118 Lansdowne St SALE 3850	\$265,000	19/10/2017
2	94 Lansdowne St SALE 3850	\$260,000	27/08/2018
3	84 Lansdowne St SALE 3850	\$257,500	12/04/2018

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.

Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au



 3  1  1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$265,000

Median House Price
December quarter 2018: \$330,000

Comparable Properties



118 Lansdowne St SALE 3850 (REI)

Agent Comments

 4  2  4

Price: \$265,000
Method: Private Sale
Date: 19/10/2017
Rooms: 9
Property Type: House
Land Size: 793 sqm approx



94 Lansdowne St SALE 3850 (REI)

Agent Comments

 2  1  2

Price: \$260,000
Method: Private Sale
Date: 27/08/2018
Rooms: 4
Property Type: House
Land Size: 1000 sqm approx



84 Lansdowne St SALE 3850 (REI)

Agent Comments

 4  2  6

Price: \$257,500
Method: Private Sale
Date: 12/04/2018
Rooms: 8
Property Type: House
Land Size: 1037 sqm approx