

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

4/176 Cunninghame Street, Sale Vic 3850

Indicative selling price

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

Single price \$292,500

Median sale price

Median price \$274,000

Property Type Unit

Suburb Sale

Period - From 01/07/2020

to 30/06/2021

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.

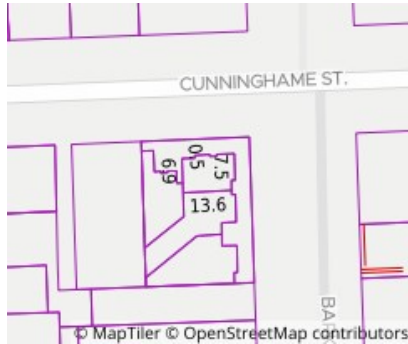
Address of comparable property		Price	Date of sale
1	1/5 Elgin St SALE 3850	\$300,000	26/05/2021
2	1/120 Palmerston St SALE 3850	\$292,500	27/05/2021
3	2/112 Marley St SALE 3850	\$284,000	14/08/2020

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:

13/08/2021 12:31



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



1/5 Elgin St SALE 3850 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 26/05/2021
Property Type: Unit



1/120 Palmerston St SALE 3850 (VG)

Agent Comments



Price: \$292,500
Method: Sale
Date: 27/05/2021
Property Type: Flat/Unit/Apartment (Res)



2/112 Marley St SALE 3850 (REI/VG)

Agent Comments



Price: \$284,000
Method: Private Sale
Date: 14/08/2020
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 269 sqm approx