

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

83b Elgin Street, Sale Vic 3850

Indicative selling price

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

Single price

\$399,950

Median sale price

Median price

\$344,000

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	45b Lansdowne St SALE 3850	\$430,000	19/10/2018
2	1/17 Topping St SALE 3850	\$417,500	19/06/2018
3	73b Thomson St SALE 3850	\$410,000	10/12/2018

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 18 months.~~

This Statement of Information was prepared on:

17/09/2019 16:00



Property Type: Land

Land Size: 524 sqm approx

Agent Comments

Comparable Properties



45b Lansdowne St SALE 3850 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 19/10/2018

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 478 sqm approx

1/17 Topping St SALE 3850 (VG)

Agent Comments



Price: \$417,500

Method: Sale

Date: 19/06/2018

Property Type: Flat/Unit/Apartment (Res)



73b Thomson St SALE 3850 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 10/12/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 1 sqm approx