

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

96 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	234 Guthridge Pde SALE 3850	\$395,000	19/01/2022
2	109 Patten St SALE 3850	\$380,000	16/03/2022
3	34 Inglis St SALE 3850	\$375,000	03/08/2021

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:

25/03/2022 16:11



 2  1  0

Property Type: House
Land Size: 809 sqm approx
Agent Comments

Indicative Selling Price
\$395,000

Median House Price
December quarter 2021: \$442,000

Comparable Properties



234 Guthridge Pde SALE 3850 (REI)

Agent Comments

 3  1  2

Price: \$395,000
Method: Private Sale
Date: 19/01/2022
Property Type: House



109 Patten St SALE 3850 (REI)

Agent Comments

 3  1  1

Price: \$380,000
Method: Private Sale
Date: 16/03/2022
Property Type: House



34 Inglis St SALE 3850 (REI)

Agent Comments

 3  1  2

Price: \$375,000
Method: Private Sale
Date: 03/08/2021
Property Type: House
Land Size: 921 sqm approx

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288