

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

1/123 Elgin Street, Sale Vic 3850

Indicative selling price

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

Range between \$120,000

&

\$132,000

Median sale price

Median price \$287,500

House

Unit

X

Suburb or locality

Sale

Period - From 01/04/2017

to

31/03/2018

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	3/97 Marley St SALE 3850	\$160,000	13/01/2017
2	15/16-18 Princes Hwy SALE 3850	\$146,000	01/03/2017
3	11/40 Fitzroy St SALE 3850	\$133,000	04/06/2018

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.



2 - -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$120,000 - \$132,000

Median Unit Price

Year ending March 2018: \$287,500

Comparable Properties



3/97 Marley St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$160,000

Method: Sale

Date: 13/01/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



15/16-18 Princes Hwy SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$146,000

Method: Private Sale

Date: 01/03/2017

Rooms: 4

Property Type: Unit



11/40 Fitzroy St SALE 3850 (REI)

Agent Comments

2 2 1

Price: \$133,000

Method: Private Sale

Date: 04/06/2018

Rooms: 5

Property Type: Unit