

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

1/148 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$215,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2018

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	3/22 Ross St SALE 3850	\$299,500	20/11/2018
2	1/137 Market St SALE 3850	\$286,500	22/08/2018
3	32 Darling St SALE 3850	\$280,000	21/06/2019

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:

19/09/2019 14:30

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Indicative Selling Price

\$295,000

Median Unit Price

Year ending June 2019: \$215,000



 2  2  1

Property Type: Townhouse
(Single)

Land Size: 295 sqm approx

Agent Comments

Comparable Properties



3/22 Ross St SALE 3850 (REI/VG)

Agent Comments

 3  2  2

Price: \$299,500

Method: Private Sale

Date: 20/11/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 544 sqm approx



1/137 Market St SALE 3850 (REI/VG)

Agent Comments

 2  2  2

Price: \$286,500

Method: Private Sale

Date: 22/08/2018

Rooms: 5

Property Type: Townhouse (Single)



32 Darling St SALE 3850 (REI/VG)

Agent Comments

 2  2  1

Price: \$280,000

Method: Private Sale

Date: 21/06/2019

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 327 sqm approx