

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/63 Thomson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$379,950

Median sale price

Median price

\$338,000

Property Type

House

Suburb

Sale

Period - From

01/10/2019

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	83b Elgin St SALE 3850	\$411,500	22/12/2019
2	73a Thomson St SALE 3850	\$379,000	17/09/2020
3	3/129 Pearson St SALE 3850	\$343,750	26/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/10/2020 13:56

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Indicative Selling Price

\$379,950

Median House Price

Year ending September 2020: \$338,000



2 2 1

Property Type: Unit

Land Size: 220 sqm approx

Agent Comments

Comparable Properties



83b Elgin St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$411,500

Method: Private Sale

Date: 22/12/2019

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 524 sqm approx



73a Thomson St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$379,000

Method: Private Sale

Date: 17/09/2020

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 407 sqm approx



3/129 Pearson St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$343,750

Method: Private Sale

Date: 26/03/2020

Rooms: 6

Property Type: Townhouse (Single)