

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

126 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price \$339,950

Median sale price

Median price \$352,500

Property Type House

Suburb Sale

Period - From 01/07/2020

to 30/09/2020

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	83b Elgin St SALE 3850	\$411,500	22/12/2019
2	73a Thomson St SALE 3850	\$379,000	17/09/2020
3	59 Market St SALE 3850	\$379,000	14/02/2020

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:

16/10/2020 17:34



 4  2  2

Property Type: House

Land Size: 670 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



59 Market St SALE 3850 (REI/VG)

Agent Comments

 3  2  2

Price: \$379,000

Method: Private Sale

Date: 14/02/2020

Rooms: 6

Property Type: House

Land Size: 332 sqm approx