

# 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

115 Elgin Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$269,500

### Median sale price

Median price

\$345,000

Property Type

House

Suburb

Sale

Period - From

14/01/2020

to

13/01/2021

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	59-61 Elgin St SALE 3850	\$282,000	17/09/2020
2	120 Lansdowne St SALE 3850	\$271,000	12/10/2020
3	169 Stawell St SALE 3850	\$267,000	01/06/2020

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:

14/01/2021 15:28



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$269,500

**Median House Price**  
14/01/2020 - 13/01/2021: \$345,000

## Comparable Properties



**59-61 Elgin St SALE 3850 (REI)**

Agent Comments



**Price:** \$282,000  
**Method:** Private Sale  
**Date:** 17/09/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1011 sqm approx



**120 Lansdowne St SALE 3850 (VG)**

Agent Comments



**Price:** \$271,000  
**Method:** Sale  
**Date:** 12/10/2020  
**Property Type:** House (Res)  
**Land Size:** 794 sqm approx

**169 Stawell St SALE 3850 (VG)**

Agent Comments



**Price:** \$267,000  
**Method:** Sale  
**Date:** 01/06/2020  
**Property Type:** House (Res)  
**Land Size:** 583 sqm approx