

# 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

44 Montgomery 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

\$365,000

### Median sale price

Median price

\$327,000

Property Type

House

Suburb

Sale

Period - From

08/07/2019

to

07/07/2020

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	62 Montgomery St SALE 3850	\$372,000	30/04/2020
2	43 Montgomery St SALE 3850	\$370,000	03/01/2020
3	28 Helen Cr SALE 3850	\$365,000	18/04/2019

**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:

08/07/2020 11:51



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 831 sqm approx

Agent Comments

**Indicative Selling Price**  
\$365,000

**Median House Price**  
08/07/2019 - 07/07/2020: \$327,000

## Comparable Properties



**62 Montgomery St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$372,000

**Method:** Private Sale

**Date:** 30/04/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 800 sqm approx



**43 Montgomery St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 03/01/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 900 sqm approx



**28 Helen Cr SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$365,000

**Method:** Private Sale

**Date:** 18/04/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 808 sqm approx