

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

2/148 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price

\$389,500

Median sale price

Median price

\$397,250

Property Type

House

Suburb

Sale

Period - From

01/07/2021

to

30/09/2021

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	3/42 Ross St SALE 3850	\$390,000	12/08/2021
2	3/112 Palmerston St SALE 3850	\$370,000	29/09/2021
3	4/53 Topping St SALE 3850	\$305,000	21/10/2021

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:

18/01/2022 09:38



2 1 1

Rooms: 3
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$389,500

Median House Price
September quarter 2021: \$397,250

Comparable Properties



3/42 Ross St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$390,000
Method: Private Sale
Date: 12/08/2021
Property Type: Townhouse (Single)
Land Size: 249 sqm approx



3/112 Palmerston St SALE 3850 (REI/VG)

Agent Comments

2 2 1

Price: \$370,000
Method: Private Sale
Date: 29/09/2021
Property Type: Unit



4/53 Topping St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$305,000
Method: Private Sale
Date: 21/10/2021
Property Type: Unit