

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

28 Weir Street, Sale Vic 3850

Indicative selling price

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

Single price

\$245,000

Median sale price

Median price

\$342,500

Property Type

House

Suburb

Sale

Period - From

22/12/2019

to

21/12/2020

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	292 Raglan St SALE 3850	\$240,000	10/08/2020
2	1 Templeton St SALE 3850	\$240,000	15/08/2019
3	13 Hagenauer St SALE 3850	\$239,000	26/08/2019

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:

22/12/2020 09:54



Property Type: Closed Roads
Land Size: 572 sqm approx
 Agent Comments

Indicative Selling Price
 \$245,000

Median House Price
 22/12/2019 - 21/12/2020: \$342,500

Comparable Properties



292 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 10/08/2020
Rooms: 5
Property Type: House
Land Size: 602 sqm approx



1 Templeton St SALE 3850 (VG)

Agent Comments



Price: \$240,000
Method: Sale
Date: 15/08/2019
Property Type: House (Res)
Land Size: 894 sqm approx



13 Hagenauer St SALE 3850 (VG)

Agent Comments



Price: \$239,000
Method: Sale
Date: 26/08/2019
Property Type: House (Res)
Land Size: 604 sqm approx