

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

1/102 Fitzroy 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 \$138,000

**Median sale price**

Median price \$287,500

House

Unit

X

Suburb

Sale

Period - From 01/01/2017

to

31/12/2017

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		
2		
3		

**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.

1/102 Fitzroy Street, Sale Vic 3850

**GRAHAM CHALMER**  
PTY. LTD.

Chris Morrison

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**Indicative Selling Price**

\$138,000

**Median Unit Price**

Year ending December 2017: \$287,500



 1  1  1

**Rooms:**

**Property Type:** Unit

**Land Size:** 100 sqm approx

**Agent Comments**

## Comparable Properties



**7/110 Fitzroy St SALE 3850 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$138,000

**Method:** Sale

**Date:** 14/12/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat

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.