

# 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

1/34 Dundas 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

\$309,950

### Median sale price

Median price

\$245,000

Property Type

Unit

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	2/12 Darling St SALE 3850	\$360,000	23/08/2018
2	2/131 Cunninghame St SALE 3850	\$330,000	03/04/2018
3	144 Desailly St SALE 3850	\$305,000	21/05/2018

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:

17/09/2019 13:31

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**Indicative Selling Price**

\$309,950

**Median Unit Price**

June quarter 2019: \$245,000



 2    2    2

**Property Type:** Townhouse  
(Single)

**Land Size:** 297 sqm approx

**Agent Comments**

## Comparable Properties



**2/12 Darling St SALE 3850 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$360,000

**Method:** Private Sale

**Date:** 23/08/2018

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 610 sqm approx

**2/131 Cunninghame St SALE 3850 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$330,000

**Method:** Sale

**Date:** 03/04/2018

**Property Type:** Flat/Unit/Apartment (Res)



**144 Desailly St SALE 3850 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$305,000

**Method:** Private Sale

**Date:** 21/05/2018

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 399 sqm approx