

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

30 Weir Street, Sale Vic 3850

Indicative selling price

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

Single price \$289,500

Median sale price

Median price \$550,000

Property Type House

Suburb Sale

Period - From 01/04/2022

to 30/06/2022

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	39 Gibsons Rd SALE 3850	\$290,000	08/06/2021
2	161 Stawell St SALE 3850	\$290,000	19/07/2021
3	64b Barkly St SALE 3850	\$290,000	28/04/2021

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:

26/09/2022 14:09



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Property Type: House

Agent Comments

Comparable Properties



39 Gibsons Rd SALE 3850 (VG)

Agent Comments

3 - -

Price: \$290,000

Method: Sale

Date: 08/06/2021

Property Type: House (Res)

Land Size: 557 sqm approx



161 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$290,000

Method: Private Sale

Date: 19/07/2021

Property Type: House

Land Size: 674 sqm approx



64b Barkly St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$290,000

Method: Private Sale

Date: 28/04/2021

Rooms: 5

Property Type: Unit

Land Size: 264 sqm approx