Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/102 Fitzroy Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$159,950

Median sale price

Median price	\$215,000	Pro	perty Type	Unit		Suburb	Sale
Period - From	01/07/2018	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.

Ad	dress of comparable property	Price	Date of sale
1	1/102 Fitzroy St SALE 3850	\$140,500	02/08/2018
2	3/42 Lansdowne St SALE 3850	\$137,500	20/09/2018
3	6/102 Fitzrov St SALE 3850	\$120.000	20/05/2018

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:	19/09/2019 13:56





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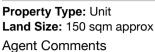
Indicative Selling Price \$159,950 **Median Unit Price**

Year ending June 2019: \$215,000











Comparable Properties







Agent Comments



1/102 Fitzroy St SALE 3850 (REI/VG)

Price: \$140.500 Method: Private Sale Date: 02/08/2018 Rooms: 3

Property Type: Unit

Land Size: 100 sqm approx

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









Price: \$137,500 Method: Private Sale Date: 20/09/2018

Rooms: 3

Property Type: Unit

Land Size: 240 sqm approx

6/102 Fitzroy St SALE 3850 (VG)







Agent Comments

Agent Comments

Price: \$120,000 Method: Sale Date: 20/05/2018

Property Type: Strata Unit/Flat

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



