

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

3/102 Fitzroy Street, Sale Vic 3850

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

Property 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.

	Address 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 Fitzroy 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

3/102 Fitzroy Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$159,950

Median Unit Price

Year ending June 2019: \$215,000



1 1 1

Property Type: Unit

Land Size: 150 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

1 1 1

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)

Agent Comments

1 1 1

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

1 - -

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.