

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

101 Thomson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$310,000

Property Type

House

Suburb

Sale

Period - From

01/10/2019

to

31/12/2019

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	275 Raglan St SALE 3850	\$335,000	06/05/2019
2	16-18 Elgin St SALE 3850	\$325,000	09/01/2020
3	169 MACARTHUR St SALE 3850	\$312,500	25/07/2019

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:

21/01/2020 14:46

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Indicative Selling Price
\$339,000

Median House Price
December quarter 2019: \$310,000



 3  1  0

Property Type: House
Land Size: 641 sqm approx
Agent Comments

Comparable Properties



275 Raglan St SALE 3850 (REI)

Agent Comments

 3  1  6

Price: \$335,000
Method: Private Sale
Date: 06/05/2019
Property Type: House



16-18 Elgin St SALE 3850 (REI)

Agent Comments

 3  1  -

Price: \$325,000
Method: Private Sale
Date: 09/01/2020
Rooms: 7
Property Type: House
Land Size: 1004 sqm approx



169 MACARTHUR St SALE 3850 (REI)

Agent Comments

 3  1  3

Price: \$312,500
Method: Private Sale
Date: 25/07/2019
Rooms: 7
Property Type: House