

# 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

28 Desailly 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

\$458,000

### Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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	15 Palmerston St SALE 3850	\$485,000	07/01/2021
2	172 Macalister St SALE 3850	\$475,000	22/02/2021
3	41 Lansdowne St SALE 3850	\$425,000	04/03/2020

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:

16/03/2021 16:01

Leo O'Brien  
03 5144 1888  
0409 143 668  
leo@leoobrienproperty.com.au



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$458,000

**Median House Price**  
December quarter 2020: \$405,000

## Comparable Properties



**15 Palmerston St SALE 3850 (REI)**

Agent Comments



**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 07/01/2021  
**Rooms:** 7  
**Property Type:** House



**172 Macalister St SALE 3850 (REI)**

Agent Comments



**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 22/02/2021  
**Property Type:** House



**41 Lansdowne St SALE 3850 (REI)**

Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 04/03/2020  
**Property Type:** House