

# 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

1/122 Patten 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

\$199,500

### Median sale price

Median price

\$250,000

Property Type

Unit

Suburb

Sale

Period - From

15/09/2019

to

14/09/2020

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	1/204 York St SALE 3850	\$195,000	26/08/2020
2	4/16-18 Princes Hwy SALE 3850	\$192,500	28/05/2019
3	11/9-11 Trood St SALE 3850	\$190,000	04/06/2019

**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:

15/09/2020 09:51



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$199,500

**Median Unit Price**  
15/09/2019 - 14/09/2020: \$250,000

## Comparable Properties



**1/204 York St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$195,000  
**Method:** Private Sale  
**Date:** 26/08/2020  
**Rooms:** 4  
**Property Type:** Townhouse (Single)



**4/16-18 Princes Hwy SALE 3850 (VG)**

**Agent Comments**



**Price:** \$192,500  
**Method:** Sale  
**Date:** 28/05/2019  
**Property Type:** Flat/Unit/Apartment (Res)



**11/9-11 Trood St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$190,000  
**Method:** Sale  
**Date:** 04/06/2019  
**Property Type:** Flat/Unit/Apartment (Res)