

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

45 Dundas 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

\$347,500

Property Type

House

Suburb

Sale

Period - From

01/04/2020

to

30/06/2020

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	62 Fitzroy St SALE 3850	\$420,000	02/06/2020
2	83b Elgin St SALE 3850	\$411,500	22/12/2019
3	125 Stawell St SALE 3850	\$397,000	23/11/2019

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:

05/10/2020 11:48

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$339,000

Median House Price

June quarter 2020: \$347,500



Property Type: Land (Res)

Land Size: 538 sqm approx

Agent Comments

Comparable Properties



62 Fitzroy St SALE 3850 (VG)

Agent Comments



Price: \$420,000

Method: Sale

Date: 02/06/2020

Property Type: House (Res)

Land Size: 674 sqm approx



83b Elgin St SALE 3850 (REI)

Agent Comments



Price: \$411,500

Method: Private Sale

Date: 22/12/2019

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 524 sqm approx



125 Stawell St SALE 3850 (REI/VG)

Agent Comments



Price: \$397,000

Method: Private Sale

Date: 23/11/2019

Rooms: 6

Property Type: House

Land Size: 420 sqm approx