

# 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

1/44 Mark Avenue, 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

\$468,000

### Median sale price

Median price

\$348,500

Property Type

Townhouse

Suburb

Sale

Period - From

22/11/2020

to

21/11/2021

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	94A Palmerston St SALE 3850	\$459,000	18/12/2020
2	2/4 Birch Pl SALE 3850	\$449,500	12/04/2021
3	89 Lansdowne St SALE 3850	\$445,000	13/04/2021

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:

22/11/2021 10:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$468,000  
**Median Townhouse Price**  
22/11/2020 - 21/11/2021: \$348,500

## Comparable Properties



**94A Palmerston St SALE 3850 (REI)**

Agent Comments



**Price:** \$459,000  
**Method:** Private Sale  
**Date:** 18/12/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 552 sqm approx



**2/4 Birch PI SALE 3850 (REI)**

Agent Comments



**Price:** \$449,500  
**Method:** Private Sale  
**Date:** 12/04/2021  
**Property Type:** Townhouse (Single)



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

Agent Comments



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 13/04/2021  
**Property Type:** Unit  
**Land Size:** 420 sqm approx

**Account** - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288