

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

4/41 Codrington Street, Sale Vic 3850

Indicative selling price

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

Single price

\$198,000

Median sale price

Median price

\$215,000

Property Type

Unit

Suburb

Sale

Period - From

01/10/2018

to

30/09/2019

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	17/61-65 Raglan St SALE 3850	\$243,000	14/10/2019
2	5/34 Ross St SALE 3850	\$219,950	21/08/2019
3	1/195 Macarthur St SALE 3850	\$200,000	04/08/2018

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:

01/11/2019 11:05

Victoria Cook

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Indicative Selling Price

\$198,000

Median Unit Price

Year ending September 2019: \$215,000



2 -

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 94 sqm approx

Agent Comments

Comparable Properties



17/61-65 Raglan St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$243,000

Method: Private Sale

Date: 14/10/2019

Rooms: 4

Property Type: Unit



5/34 Ross St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$219,950

Method: Sale

Date: 21/08/2019

Property Type: Flat/Unit/Apartment (Res)



1/195 Macarthur St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$200,000

Method: Private Sale

Date: 04/08/2018

Rooms: 4

Property Type: Unit