

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

35 Desailly Street, Sale Vic 3850

Indicative selling price

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

Single price

\$399,500

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Sale

Period - From

30/12/2018

to

29/12/2019

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	10 Homestead CI SALE 3850	\$399,000	27/03/2019
2	125 Stawell St SALE 3850	\$397,000	23/11/2019
3	21 Inglis St SALE 3850	\$395,000	25/10/2019

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:

30/12/2019 14:29



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Property Type: House
Land Size: 230 sqm approx
Agent Comments

Indicative Selling Price
\$399,500

Median House Price
30/12/2018 - 29/12/2019: \$325,000

Comparable Properties

10 Homestead CI SALE 3850 (VG)

Agent Comments

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Price: \$399,000
Method: Sale
Date: 27/03/2019
Property Type: House (Res)
Land Size: 642 sqm approx



125 Stawell St SALE 3850 (REI)

Agent Comments

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Price: \$397,000
Method: Private Sale
Date: 23/11/2019
Rooms: 6
Property Type: House



21 Inglis St SALE 3850 (VG)

Agent Comments

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Price: \$395,000
Method: Sale
Date: 25/10/2019
Property Type: House (Res)
Land Size: 878 sqm approx