

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

146-148 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$535,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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 | 178 Macarthur St SALE 3850 | \$547,000 | 10/12/2021 |
| 2 | 104 Stawell St SALE 3850 | \$532,500 | 17/12/2021 |
| 3 | 147 Fitzroy St SALE 3850 | \$520,000 | 14/10/2021 |

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:

13/12/2022 09:37



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



178 Macarthur St SALE 3850 (REI/VG)

Agent Comments



Price: \$547,000

Method: Private Sale

Date: 10/12/2021

Property Type: House

Land Size: 1000 sqm approx



104 Stawell St SALE 3850 (REI/VG)

Agent Comments



Price: \$532,500

Method: Private Sale

Date: 17/12/2021

Property Type: House

Land Size: 674 sqm approx

147 Fitzroy St SALE 3850 (VG)

Agent Comments



Price: \$520,000

Method: Sale

Date: 14/10/2021

Property Type: House (Res)

Land Size: 809 sqm approx