

# 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

10 Princes Highway, 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

\$219,500

### Median sale price

Median price

\$325,000

Property Type

House

Suburb

Sale

Period - From

24/12/2018

to

23/12/2019

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	6 York St SALE 3850	\$220,000	07/12/2018
2	8 Fitzroy St SALE 3850	\$215,000	10/09/2018
3	13 Buckley St SALE 3850	\$213,500	24/08/2018

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:

24/12/2019 09:29



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**Property Type:** House (Previously Occupied - Detached)  
**Agent Comments**

**Indicative Selling Price**  
\$219,500

**Median House Price**  
24/12/2018 - 23/12/2019: \$325,000

## Comparable Properties



**6 York St SALE 3850 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 07/12/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 895 sqm approx

**8 Fitzroy St SALE 3850 (VG)**

**Agent Comments**

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**Price:** \$215,000  
**Method:** Sale  
**Date:** 10/09/2018  
**Property Type:** House (Res)  
**Land Size:** 797 sqm approx



**13 Buckley St SALE 3850 (REI/VG)**

**Agent Comments**

4   2   1

**Price:** \$213,500  
**Method:** Private Sale  
**Date:** 24/08/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 442 sqm approx