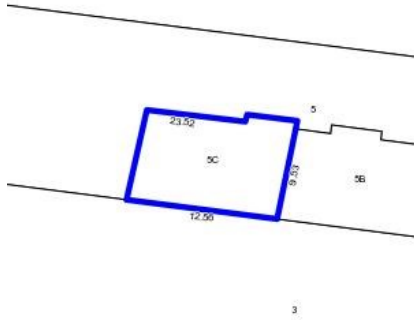




2 1 1

Rooms: 3**Property Type:** Strata Unit/Flat**Land Size:**

Agent Comments

Indicative Selling Price

\$150,000

Median Unit Price

Year ending March 2017: \$258,000

Comparable Properties

**15/16-18 Princes Hwy SALE 3850 (REI)**

Agent Comments

2 1 1

Price: \$146,000**Method:** Private Sale**Date:** 01/03/2017**Rooms:** 4**Property Type:** Unit**Land Size:****1/5 Foster St SALE 3850 (VG)**

Agent Comments

2 - -

Price: \$150,000**Method:** Sale**Date:** 16/11/2016**Rooms:** -**Property Type:** Strata Unit/Flat**Land Size:****6/165 Pearson St SALE 3850 (REI/VG)**

Agent Comments

2 1 1

Price: \$145,500**Method:** Private Sale**Date:** 05/04/2016**Rooms:** 6**Property Type:** Unit**Land Size:**

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

5c Nicholson Street, Sale Vic 3850

Indicative selling price

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

Single price \$150,000

Median sale price

Median price \$258,000

Unit X

Suburb or locality Sale

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
15/16-18 Princes Hwy SALE 3850	\$146,000	01/03/2017
1/5 Foster St SALE 3850	\$150,000	16/11/2016
6/165 Pearson St SALE 3850	\$145,500	05/04/2016