

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

155-157 Foster Street, Sale Vic 3850

Indicative selling price

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

Single price

\$875,000

Median sale price

Median price

\$486,250

Property Type

House

Suburb

Sale

Period - From

01/07/2023

to

30/06/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six 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	7 Southern Av SALE 3850	\$885,000	09/02/2024
2			
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

30/07/2024 14:24

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Indicative Selling Price
\$875,000

Median House Price
Year ending June 2024: \$486,250



4 2 12

Property Type: House (Res)
Land Size: 1992 sqm approx
Agent Comments

Comparable Properties



7 Southern Av SALE 3850 (REI/VG)

Agent Comments

4 2 9

Price: \$885,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 2019 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.