

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

142 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$352,500

Property Type

House

Suburb

Sale

Period - From

01/07/2020

to

30/09/2020

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	2 Maitland Ct SALE 3850	\$380,000	03/09/2020
2	71 Raglan St SALE 3850	\$366,000	15/01/2020
3	14 Sandra Ct SALE 3850	\$357,500	25/03/2020

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:

01/12/2020 14:28

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Indicative Selling Price

\$389,000

Median House Price

September quarter 2020: \$352,500



Property Type: House (Previously Occupied - Detached)

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



2 Maitland Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 03/09/2020

Rooms: 8

Property Type: House

Land Size: 888 sqm approx



71 Raglan St SALE 3850 (VG)

Agent Comments



Price: \$366,000

Method: Sale

Date: 15/01/2020

Property Type: House (Res)

Land Size: 1030 sqm approx

14 Sandra Ct SALE 3850 (VG)

Agent Comments



Price: \$357,500

Method: Sale

Date: 25/03/2020

Property Type: House (Res)

Land Size: 726 sqm approx