

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	2 Ross Street, Sale Vic 3850
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Indicative selling price

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

Range between	\$490,000	&	\$539,000
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Median sale price

Median price	\$350,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/01/2018	to	31/03/2018	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 eighteen 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	67 Fitzroy St SALE 3850	\$530,000	12/02/2018
2	190 Desailly St SALE 3850	\$515,000	22/03/2018
3	165 Cunninghame St SALE 3850	\$480,000	16/12/2016

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 eighteen months.

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Indicative Selling Price

\$490,000 - \$539,000

Median House Price

March quarter 2018: \$350,000



 4  2  2

Rooms: 6

Property Type: House

Agent Comments

Comparable Properties



67 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

 5  2  3

Price: \$530,000

Method: Private Sale

Date: 12/02/2018

Rooms: 9

Property Type: House

Land Size: 1009 sqm approx



190 Desailly St SALE 3850 (REI)

Agent Comments

 4  2  4

Price: \$515,000

Method: Private Sale

Date: 22/03/2018

Rooms: 8

Property Type: House

Land Size: 1011 sqm approx



165 Cunninghame St SALE 3850 (REI/VG)

Agent Comments

 4  1  2

Price: \$480,000

Method: Private Sale

Date: 16/12/2016

Rooms: 7

Property Type: House

Land Size: 905 sqm approx