

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

27 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$282,950

Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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	24 Fitzroy St SALE 3850	\$295,000	12/03/2020
2	60 Barkly St SALE 3850	\$290,000	26/09/2019
3	92 Dundas St SALE 3850	\$285,000	14/11/2019

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:

12/03/2021 16:39



Property Type: House (Previously Occupied - Detached)
Land Size: 644 sqm approx
Agent Comments

Comparable Properties



24 Fitzroy St SALE 3850 (REI/VG)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 12/03/2020
Rooms: 7
Property Type: House
Land Size: 794 sqm approx



60 Barkly St SALE 3850 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 26/09/2019
Rooms: 7
Property Type: House
Land Size: 727 sqm approx



92 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 14/11/2019
Rooms: 6
Property Type: House
Land Size: 1011 sqm approx