

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

186-188 Cunninghame Street, Sale Vic 3850

Indicative selling price

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

Range between \$655,000

&

\$675,000

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	172 Fitzroy St SALE 3850	\$670,000	03/07/2024
2	114 Elgin St SALE 3850	\$689,000	14/03/2024
3	24 DUNDAS St SALE 3850	\$680,000	29/08/2023

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 10:13



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1013 sqm approx

Agent Comments

Comparable Properties



172 Fitzroy St SALE 3850 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 03/07/2024

Property Type: House

Land Size: 700 sqm approx

114 Elgin St SALE 3850 (VG)

Agent Comments



Price: \$689,000

Method: Sale

Date: 14/03/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4040 sqm approx



24 DUNDAS St SALE 3850 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 29/08/2023

Property Type: House

Land Size: 816 sqm approx