

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

21 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$347,500

Property Type

House

Suburb

Sale

Period - From

01/04/2020

to

30/06/2020

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	64 Fitzroy St SALE 3850	\$334,000	29/11/2019
2	107 Fitzroy St SALE 3850	\$330,000	15/04/2019
3	94 Fitzroy St SALE 3850	\$320,000	29/04/2019

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:

18/09/2020 18:06



Property Type: House (Previously Occupied - Detached)

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



64 Fitzroy St SALE 3850 (REI/VG)

Agent Comments



Price: \$334,000

Method: Private Sale

Date: 29/11/2019

Rooms: 5

Property Type: House

Land Size: 594 sqm approx



107 Fitzroy St SALE 3850 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 15/04/2019

Rooms: 7

Property Type: House

Land Size: 576 sqm approx



94 Fitzroy St SALE 3850 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 29/04/2019

Property Type: House (Res)

Land Size: 736 sqm approx