

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

10 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price \$795,000

Median sale price

Median price \$515,000

Property Type House

Suburb Sale

Period - From 01/07/2024

to 30/09/2024

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	4 Simmons Ct SALE 3850	\$832,000	27/10/2023
2	10 Treadwell Dr SALE 3850	\$820,000	02/10/2023
3	83 Stevens St SALE 3850	\$800,000	16/06/2023

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:

03/12/2024 17:07



4 2 5

Property Type: House
Land Size: 797 sqm approx
Agent Comments

Comparable Properties



4 Simmons Ct SALE 3850 (REI/VG)

Agent Comments

5 2 2

Price: \$832,000
Method: Private Sale
Date: 27/10/2023
Property Type: House
Land Size: 1141 sqm approx



10 Treadwell Dr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$820,000
Method: Private Sale
Date: 02/10/2023
Property Type: House
Land Size: 870 sqm approx



83 Stevens St SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$800,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 1449 sqm approx