# 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 | 49 Palmerston Street, Sale Vic 3850 |

## Indicative selling price

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

Single price | $285,000

## Median sale price

| Median price | $310,000 | Property Type | House | Suburb | Sale |
| Period - From | 01/10/2019 | to | 31/12/2019 | 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 | 92 Dundas St SALE 3850 | $285,000 | 14/11/2019 |
| 2 | 132 Fitzroy St SALE 3850 | $271,000 | 17/01/2019 |
| 3 | 191 Desailly St SALE 3850 | $250,000 | 19/03/2019 |

**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.~~

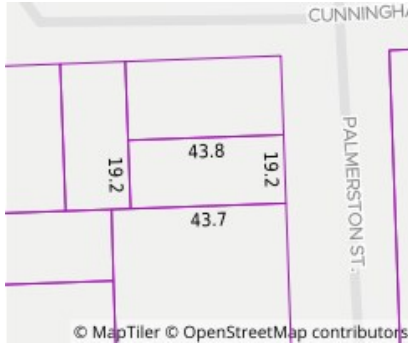This Statement of Information was prepared on: | 11/02/2020 16:23

CONSUMER AFFAIRS VICTORIA

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**Property Type:**

Agent Comments

**Indicative Selling Price**
$285,000
**Median House Price**
December quarter 2019: $310,000

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# Comparable Properties

### 92 Dundas St SALE 3850 (REI)

🛏 3   🛁 1   🚗 1

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

Agent Comments

### 132 Fitzroy St SALE 3850 (REI)

🛏 3   🛁 1   🚗 4

**Price:** $271,000
**Method:** Private Sale
**Date:** 17/01/2019
**Rooms:** 6
**Property Type:** House
**Land Size:** 868 sqm approx

Agent Comments

### 191 Desailly St SALE 3850 (REI)

🛏 3   🛁 1   🚗 1

**Price:** $250,000
**Method:** Private Sale
**Date:** 19/03/2019
**Property Type:** House

Agent Comments