

# 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

108 Pearson Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$399,000

### Median sale price

Median price \$352,500

Property Type House

Suburb Sale

Period - From 01/07/2020

to 30/09/2020

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	174 Raglan St SALE 3850	\$420,000	24/05/2019
2	82 Raglan St SALE 3850	\$395,000	28/08/2020
3	489 RAYMOND St SALE 3850	\$390,000	14/09/2020

**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:

13/10/2020 09:29

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 3    2    0

**Property Type:** House  
**Land Size:** 434 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$399,000  
**Median House Price**  
September quarter 2020: \$352,500

## Comparable Properties



**174 Raglan St SALE 3850 (REI)**

**Agent Comments**

 3    2    3

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 24/05/2019  
**Rooms:** 7  
**Property Type:** House



**82 Raglan St SALE 3850 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 28/08/2020  
**Rooms:** 9  
**Property Type:** House



**489 RAYMOND St SALE 3850 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 14/09/2020  
**Rooms:** 8  
**Property Type:** House