

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

1/20-22 Darling Street, Sale Vic 3850

Indicative selling price

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

Single price

\$339,950

Median sale price

Median price

\$192,500

Property Type

Unit

Suburb

Sale

Period - From

16/09/2018

to

15/09/2019

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	8/38-42 Darling St SALE 3850	\$347,000	29/04/2019
2	2/137 Reeve St SALE 3850	\$310,000	08/08/2019
3			

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:

16/09/2019



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$339,950

Median Unit Price
16/09/2018 - 15/09/2019: \$192,500

Comparable Properties



8/38-42 Darling St SALE 3850 (REI/VG)

Agent Comments



Price: \$347,000
Method: Private Sale
Date: 29/04/2019
Rooms: 7
Property Type: Townhouse (Single)



2/137 Reeve St SALE 3850 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 08/08/2019
Rooms: 6
Property Type: Townhouse (Single)

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.