

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

92 Dundas Street, Sale Vic 3850

Indicative selling price

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

Single price

\$309,950

Median sale price

Median price

\$344,000

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	63 Dundas St SALE 3850	\$347,000	02/01/2019
2	94 Fitzroy St SALE 3850	\$320,000	29/04/2019
3	169 MACARTHUR St SALE 3850	\$312,500	25/07/2019

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:

17/09/2019 13:22

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Indicative Selling Price

\$309,950

Median House Price

June quarter 2019: \$344,000



3 1 2

Property Type: House

Land Size: 1011 sqm approx

Agent Comments

Comparable Properties



63 Dundas St SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$347,000

Method: Private Sale

Date: 02/01/2019

Rooms: 8

Property Type: House

Land Size: 980 sqm approx



94 Fitzroy St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$320,000

Method: Sale

Date: 29/04/2019

Property Type: House (Res)

Land Size: 736 sqm approx



169 MACARTHUR St SALE 3850 (REI)

Agent Comments

3 1 3

Price: \$312,500

Method: Private Sale

Date: 25/07/2019

Rooms: 7

Property Type: House