

# 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

2/16-18 Princes Highway, Sale Vic 3850

### Indicative selling price

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

Range between \$265,000 & \$280,000

### Median sale price

Median price \$274,000 Property Type Unit Suburb Sale

Period - From 01/07/2020 to 30/06/2021 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	1/99 Reeve St SALE 3850	\$265,000	23/06/2021
2	11/40 Fitzroy St SALE 3850	\$274,000	03/06/2021
3	2/21 Topping St SALE 3850	\$280,000	19/05/2021

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:

03/08/2021 20:42

Victoria Cook

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**Indicative Selling Price**

\$265,000 - \$280,000

**Median Unit Price**

Year ending June 2021: \$274,000



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**1/99 Reeve St SALE 3850 (VG)**

**Agent Comments**

2 - -

**Price:** \$265,000

**Method:** Sale

**Date:** 23/06/2021

**Property Type:** Flat/Unit/Apartment (Res)



**11/40 Fitzroy St SALE 3850 (REI)**

**Agent Comments**

2 1 1

**Price:** \$274,000

**Method:** Private Sale

**Date:** 03/06/2021

**Property Type:** Unit

**Land Size:** 145 sqm approx



**2/21 Topping St SALE 3850 (VG)**

**Agent Comments**

2 - -

**Price:** \$280,000

**Method:** Sale

**Date:** 19/05/2021

**Property Type:** Flat/Unit/Apartment (Res)