

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

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

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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)