

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

4/68 Market Street, Sale Vic 3850

Indicative selling price

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

Range between \$260,000

&

\$280,000

Median sale price

Median price \$386,250

Property Type Unit

Suburb Sale

Period - From 01/01/2022

to

31/03/2022

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	7/34-38 Ross St SALE 3850	\$280,000	21/04/2022
2	3/4-6 Brand St SALE 3850	\$275,000	12/04/2022
3	2/72 Thomson St SALE 3850	\$260,000	17/03/2022

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:

04/05/2022 07:41



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/34-38 Ross St SALE 3850 (REI)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 21/04/2022

Property Type: Unit



3/4-6 Brand St SALE 3850 (REI)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 12/04/2022

Property Type: Unit



2/72 Thomson St SALE 3850 (REI)

Agent Comments



Price: \$260,000

Method: Private Sale

Date: 17/03/2022

Property Type: Unit