

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

1/135 Market Street, Sale Vic 3850

Indicative selling price

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

Single price \$329,950

Median sale price

Median price \$254,500 House Unit X Suburb or locality Sale

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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	33a Palmerston St SALE 3850	\$370,000	14/08/2017
2	2/149 Reeve St SALE 3850	\$350,000	23/08/2018
3	2/5 Macarthur St SALE 3850	\$340,000	12/12/2018

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 eighteen months.

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Indicative Selling Price

\$329,950

Median Unit Price

Year ending September 2018: \$254,500



3 2 2

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



33a Palmerston St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$370,000

Method: Private Sale

Date: 14/08/2017

Rooms: 6

Property Type: Unit



2/149 Reeve St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$350,000

Method: Sale

Date: 23/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



2/5 Macarthur St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$340,000

Method: Private Sale

Date: 12/12/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 376 sqm approx