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

6/165 Pearson Street, Sale Vic 3850

Indicative selling price

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

Single price | $158,000

Median sale price

| Median price | $245,000 | Property Type | Unit | 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	3/96 Reeve St SALE 3850	$167,000	15/07/2019
2	5/5 Foster St SALE 3850	$155,000	24/10/2018
3	8/5 Foster St SALE 3850	$145,000	26/07/2019

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.~~
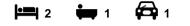
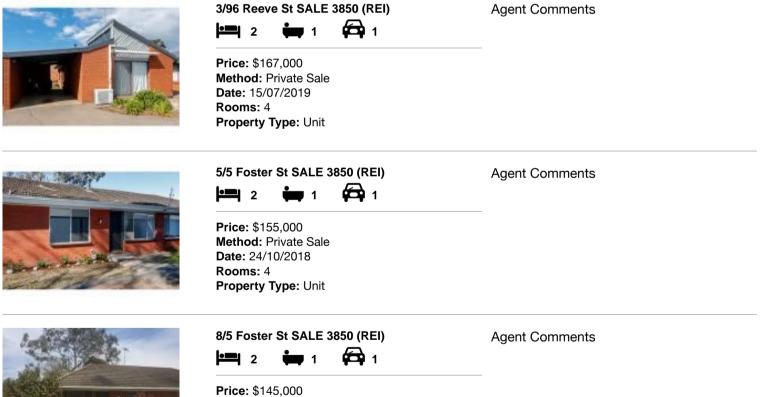This Statement of Information was prepared on: 16/09/2019

CONSUMER AFFAIRS VICTORIA

6/165 Pearson Street, Sale Vic 3850

🛏 2   🛁 1   🚗 1

Property Type: Unit

Agent Comments

Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au

Indicative Selling Price
$158,000
Median Unit Price
June quarter 2019: $245,000

Comparable Properties

3/96 Reeve St SALE 3850 (REI)

🛏 2   🛁 1   🚗 1

Price: $167,000
Method: Private Sale
Date: 15/07/2019
Rooms: 4
Property Type: Unit

Agent Comments

5/5 Foster St SALE 3850 (REI)

🛏 2   🛁 1   🚗 1

Price: $155,000
Method: Private Sale
Date: 24/10/2018
Rooms: 4
Property Type: Unit

Agent Comments

8/5 Foster St SALE 3850 (REI)

🛏 2   🛁 1   🚗 1

Price: $145,000
Method: Private Sale
Date: 26/07/2019
Rooms: 4
Property Type: Unit

Agent Comments

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288