

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

11 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$405,000

Property Type House

Suburb Sale

Period - From 01/10/2020

to 31/12/2020

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	480 Raymond St SALE 3850	\$775,000	10/03/2020
2	14 Macalister St SALE 3850	\$745,000	07/09/2020
3	55 Somerton Park Rd SALE 3850	\$740,000	10/08/2020

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:

25/03/2021 16:53

Victoria Cook

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Indicative Selling Price

\$765,000

Median House Price

December quarter 2020: \$405,000



 4  2  4

Property Type: House

Land Size: 1013 sqm approx

Agent Comments

Comparable Properties

480 Raymond St SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$775,000

Method: Sale

Date: 10/03/2020

Property Type: House (Res)

Land Size: 1076 sqm approx

14 Macalister St SALE 3850 (VG)

Agent Comments

 5  -  -

Price: \$745,000

Method: Sale

Date: 07/09/2020

Property Type: House (Res)

Land Size: 1485 sqm approx



55 Somerton Park Rd SALE 3850 (VG)

Agent Comments

 5  -  -

Price: \$740,000

Method: Sale

Date: 10/08/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5272 sqm approx