

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

42 Thomson Street, Sale Vic 3850

Indicative selling price

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

Single price

\$699,950

Median sale price

Median price

\$352,500

Property Type

House

Suburb

Sale

Period - From

01/07/2020

to

30/09/2020

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 | 25 Desailly St SALE 3850 | \$690,000 | 03/08/2020 |
| 2 | 6 Market St SALE 3850 | \$690,000 | 29/07/2019 |
| 3 | 95 Elgin St SALE 3850 | \$660,000 | 28/05/2020 |

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:

23/12/2020 15:25

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Indicative Selling Price

\$699,950

Median House Price

September quarter 2020: \$352,500



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



25 Desailly St SALE 3850 (VG)

Agent Comments



Price: \$690,000

Method: Sale

Date: 03/08/2020

Property Type: House (Res)

Land Size: 1011 sqm approx



6 Market St SALE 3850 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 29/07/2019

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 316 sqm approx



95 Elgin St SALE 3850 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 28/05/2020

Rooms: 8

Property Type: House

Land Size: 1040 sqm approx