

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

65 Dundas Street, Sale Vic 3850

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality Sale

Period - From 01/04/2017

to

30/06/2017

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	33 Turnbull St SALE 3850	\$355,500	13/01/2017
2	42 Dundas St SALE 3850	\$355,000	21/11/2016
3	127 Pearson St SALE 3850	\$330,000	21/03/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 972 sqm approx

Agent Comments

Comparable Properties



33 Turnbull St SALE 3850 (REI/VG)

Agent Comments



Price: \$355,500

Method: Private Sale

Date: 13/01/2017

Rooms: 5

Property Type: House

Land Size: 520 sqm approx



42 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$355,000

Method: Sold Before Auction

Date: 21/11/2016

Rooms: 8

Property Type: House (Res)

Land Size: 1011 sqm approx



127 Pearson St SALE 3850 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 21/03/2017

Rooms: 6

Property Type: House

Land Size: 1011 sqm approx