

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

88 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$531,000

Property Type House

Suburb Sale

Period - From 01/10/2023

to 31/12/2023

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	76-78 Marley St SALE 3850	\$599,000	23/11/2023
2	130 Fitzroy St SALE 3850	\$580,000	22/03/2023
3	207 Macarthur St SALE 3850	\$575,000	11/04/2024

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:

12/04/2024 11:32

Ferg Horan

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Indicative Selling Price

\$590,000

Median House Price

December quarter 2023: \$531,000



 3  1  6

Rooms: 5

Property Type: House

Land Size: 1004 sqm approx

Agent Comments

Comparable Properties



76-78 Marley St SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$599,000

Method: Private Sale

Date: 23/11/2023

Property Type: House

Land Size: 538 sqm approx



130 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

 3  2  3

Price: \$580,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 657 sqm approx



207 Macarthur St SALE 3850 (REI)

Agent Comments

 4  1  4

Price: \$575,000

Method: Private Sale

Date: 11/04/2024

Property Type: House

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690