

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

85 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

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	102 Macalister St SALE 3850	\$505,000	24/05/2021
2	152 Pearson St SALE 3850	\$540,000	23/02/2021
3	107 Dundas St SALE 3850	\$525,000	16/11/2020

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:

29/07/2021 11:44



Property Type: Land

Agent Comments

Comparable Properties



102 Macalister St SALE 3850 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 24/05/2021

Property Type: House (Res)

Land Size: 617 sqm approx



152 Pearson St SALE 3850 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 23/02/2021

Property Type: House

Land Size: 674 sqm approx



107 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 16/11/2020

Rooms: 6

Property Type: House

Land Size: 372 sqm approx