

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

169 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$330,000

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	34 Turnbull St SALE 3850	\$350,000	14/12/2020
2	21 Fitzroy St SALE 3850	\$335,000	19/10/2020
3	14 San Luis Dr SALE 3850	\$332,500	19/11/2020

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:

08/01/2021 13:26



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Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price
\$330,000

Median House Price
September quarter 2020: \$352,500

Comparable Properties



34 Turnbull St SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$350,000
Method: Private Sale
Date: 14/12/2020
Property Type: House



21 Fitzroy St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$335,000
Method: Sale
Date: 19/10/2020
Property Type: House (Res)
Land Size: 630 sqm approx



14 San Luis Dr SALE 3850 (VG)

Agent Comments

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Price: \$332,500
Method: Sale
Date: 19/11/2020
Property Type: House (Res)
Land Size: 753 sqm approx