

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 23 Darling Street, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Single price \$415,000

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	45b Lansdowne St SALE 3850	\$450,000	17/09/2020
2	4 Lapwing La SALE 3850	\$405,000	06/10/2020
3	476 Raymond St SALE 3850	\$380,000	05/11/2020

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:

09/01/2021 12:15



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Property Type: House
Land Size: 402 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$415,000
Median House Price
September quarter 2020: \$352,500

Comparable Properties



45b Lansdowne St SALE 3850 (VG)

[Agent Comments](#)

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Price: \$450,000
Method: Sale
Date: 17/09/2020
Property Type: House (Res)
Land Size: 489 sqm approx



4 Lapwing La SALE 3850 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$405,000
Method: Private Sale
Date: 06/10/2020
Rooms: 7
Property Type: House
Land Size: 376 sqm approx



476 Raymond St SALE 3850 (VG)

[Agent Comments](#)

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Price: \$380,000
Method: Sale
Date: 05/11/2020
Property Type: House (Res)
Land Size: 635 sqm approx