

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

6 Templeton Street, Sale Vic 3850

Indicative selling price

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

Single price

\$249,500

Median sale price

Median price

\$328,000

Property Type

House

Suburb

Sale

Period - From

29/10/2018

to

28/10/2019

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	191 Desailly St SALE 3850	\$250,000	19/03/2019
2	374 York St SALE 3850	\$245,500	24/08/2018
3	1 Templeton St SALE 3850	\$240,000	15/08/2019

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:

29/10/2019 09:36



Property Type: House (Previously Occupied - Detached)
Land Size: 776 sqm approx
Agent Comments

Indicative Selling Price
\$249,500

Median House Price
29/10/2018 - 28/10/2019: \$328,000

Comparable Properties



191 Desailly St SALE 3850 (REI/VG)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 19/03/2019
Property Type: House
Land Size: 705 sqm approx



374 York St SALE 3850 (REI/VG)

Agent Comments



Price: \$245,500
Method: Private Sale
Date: 24/08/2018
Rooms: 5
Property Type: House
Land Size: 374 sqm approx



1 Templeton St SALE 3850 (VG)

Agent Comments



Price: \$240,000
Method: Sale
Date: 15/08/2019
Property Type: House (Res)
Land Size: 894 sqm approx