

## 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

11/40 Fitzroy Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$137,500

#### Median sale price

Median price \$287,500

House

Unit

X

Suburb or locality

Sale

Period - From 01/04/2017

to

31/03/2018

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 eighteen 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	15/16-18 Princes Hwy SALE 3850	\$146,000	01/03/2017
2	7/110 Fitzroy St SALE 3850	\$138,000	14/12/2017
3	3/5 Nicholson St SALE 3850		21/12/2016

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 eighteen months.

Matt Cutler

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**Indicative Selling Price**

\$137,500

**Median Unit Price**

Year ending March 2018: \$287,500



2   -  

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**15/16-18 Princes Hwy SALE 3850 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$146,000

**Method:** Private Sale

**Date:** 01/03/2017

**Rooms:** 4

**Property Type:** Unit



**7/110 Fitzroy St SALE 3850 (VG)**

**Agent Comments**

1   -   -

**Price:** \$138,000

**Method:** Sale

**Date:** 14/12/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat



**3/5 Nicholson St SALE 3850 (REI)**

**Agent Comments**

2   1   1

**Price:**

**Method:** Private Sale

**Date:** 21/12/2016

**Rooms:** 5

**Property Type:** Unit