

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

79 Barkly Street, Sale Vic 3850

Indicative selling price

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

Single price \$255,000

Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2017

to

31/12/2017

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	12/242a Raglan St SALE 3850	\$256,000	10/11/2016
2	144 Guthridge Pde SALE 3850	\$255,000	21/07/2017
3	1/88 Palmerston St SALE 3850	\$254,500	28/11/2016

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.



3 1 0

Rooms: 4

Property Type: Unit

Land Size: 375 sqm approx

Agent Comments

Comparable Properties



12/242a Raglan St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$256,000

Method: Private Sale

Date: 10/11/2016

Rooms: 5

Property Type: Unit

Land Size: 315 sqm approx



144 Guthridge Pde SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$255,000

Method: Private Sale

Date: 21/07/2017

Rooms: 5

Property Type: House



1/88 Palmerston St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$254,500

Method: Private Sale

Date: 28/11/2016

Rooms: 6

Property Type: Unit