

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

2/88 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price \$339,500

Median sale price

Median price \$215,000

House

Unit

X

Suburb or locality

Sale

Period - From 01/04/2018

to

31/03/2019

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 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	3/138 Reeve St SALE 3850	\$348,000	12/11/2018
2	2/138 Reeve St SALE 3850	\$340,000	08/05/2018
3	2/5 Macarthur St SALE 3850	\$340,000	12/12/2018

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 🛋 2 🚗 3

Rooms:
Property Type: Townhouse (Single)
Land Size: 557 sqm approx
 Agent Comments

Indicative Selling Price
 \$339,500

Median Unit Price
 Year ending March 2019: \$215,000

Comparable Properties


3/138 Reeve St SALE 3850 (REI/VG)

Agent Comments

🛏 3 🛋 2 🚗 2

Price: \$348,000
Method: Private Sale
Date: 12/11/2018
Rooms: 7
Property Type: Townhouse (Single)


2/138 Reeve St SALE 3850 (REI/VG)

Agent Comments

🛏 3 🛋 2 🚗 2

Price: \$340,000
Method: Private Sale
Date: 08/05/2018
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 244 sqm approx


2/5 Macarthur St SALE 3850 (REI/VG)

Agent Comments

🛏 3 🛋 2 🚗 2

Price: \$340,000
Method: Private Sale
Date: 12/12/2018
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 376 sqm approx