

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

Lot 3\96 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price \$198,000

Median sale price

Median price \$260,000

Property Type Vacant land

Suburb Sale

Period - From 24/10/2023

to 23/10/2024

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	111a Market St SALE 3850	\$205,000	11/09/2024
2	4 Woodford PI SALE 3850	\$220,000	30/08/2024
3	98a Barkly St SALE 3850	\$200,000	23/08/2024

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:

24/10/2024 11:32

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Property Type:
Agent Comments

Indicative Selling Price
\$198,000
Median Land Price
24/10/2023 - 23/10/2024: \$260,000

Comparable Properties



111a Market St SALE 3850 (REI)

Agent Comments



Price: \$205,000
Method: Private Sale
Date: 11/09/2024
Property Type: Land
Land Size: 555 sqm approx



4 Woodford PI SALE 3850 (REI)

Agent Comments



Price: \$220,000
Method: Private Sale
Date: 30/08/2024
Property Type: Land
Land Size: 689 sqm approx

98a Barkly St SALE 3850 (VG)

Agent Comments



Price: \$200,000
Method: Sale
Date: 23/08/2024
Property Type: Land
Land Size: 520 sqm approx