

# 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

2/4 Oak 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

\$159,500

### Median sale price

Median price

\$192,500

Property Type

Unit

Suburb

Sale

Period - From

16/09/2018

to

15/09/2019

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	7/391 York St SALE 3850	\$142,500	12/03/2019
2	1/102 Fitzroy St SALE 3850	\$140,500	02/08/2018
3	3/42 Lansdowne St SALE 3850	\$137,500	20/09/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019



🛏 1   🚗 -   🚗

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$159,500

**Median Unit Price**  
16/09/2018 - 15/09/2019: \$192,500

## Comparable Properties



**7/391 York St SALE 3850 (REI/VG)**

**Agent Comments**

🛏 1   🚗 1   🚗 1

**Price:** \$142,500  
**Method:** Private Sale  
**Date:** 12/03/2019  
**Rooms:** 3  
**Property Type:** Unit



**1/102 Fitzroy St SALE 3850 (REI/VG)**

**Agent Comments**

🛏 1   🚗 1   🚗 1

**Price:** \$140,500  
**Method:** Private Sale  
**Date:** 02/08/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 100 sqm approx



**3/42 Lansdowne St SALE 3850 (REI/VG)**

**Agent Comments**

🛏 1   🚗 1   🚗 1

**Price:** \$137,500  
**Method:** Private Sale  
**Date:** 20/09/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 240 sqm approx