

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

95 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$338,000

Property Type

House

Suburb

Sale

Period - From

01/10/2019

to

30/09/2020

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	26 Surkitt Blvd SALE 3850	\$515,000	29/11/2019
2	104 Pearson St SALE 3850	\$510,000	27/08/2020
3	10 Kingfisher Pl SALE 3850	\$485,000	24/01/2020

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:

02/12/2020 16:23



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Property Type: House

Agent Comments

Indicative Selling Price

\$495,000

Median House Price

Year ending September 2020: \$338,000

Comparable Properties



26 Surkitt Blvd SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$515,000

Method: Private Sale

Date: 29/11/2019

Rooms: 8

Property Type: House

Land Size: 987 sqm approx



104 Pearson St SALE 3850 (VG)

Agent Comments

5 - -

Price: \$510,000

Method: Sale

Date: 27/08/2020

Property Type: House (Res)

Land Size: 1129 sqm approx



10 Kingfisher PI SALE 3850 (REI/VG)

Agent Comments

5 2 2

Price: \$485,000

Method: Private Sale

Date: 24/01/2020

Rooms: 10

Property Type: House

Land Size: 778 sqm approx