

# 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 Andrews Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$299,000

### Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/06/2024

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	227 Dawson St SALE 3850	\$320,000	15/03/2024
2	297 Raglan St SALE 3850	\$310,000	07/03/2024
3	22 Howard St SALE 3850	\$280,000	17/07/2024

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:

17/07/2024 11:00



**Property Type:** House

**Land Size:** 772 sqm approx

**Agent Comments**

## Comparable Properties



**227 Dawson St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$320,000

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** House

**Land Size:** 785 sqm approx



**297 Raglan St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$310,000

**Method:** Private Sale

**Date:** 07/03/2024

**Property Type:** House

**Land Size:** 619 sqm approx



**22 Howard St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$280,000

**Method:** Private Sale

**Date:** 17/07/2024

**Property Type:** House

**Land Size:** 771 sqm approx