

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

2/35 Stead Street, Sale Vic 3850

Indicative selling price

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

Single price

\$235,000

Median sale price

Median price

\$332,000

Property Type

Unit

Suburb

Sale

Period - From

01/10/2022

to

31/12/2022

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	5/159 Somerton Park Rd SALE 3850	\$237,500	10/11/2021
2	6/74 Marley St SALE 3850	\$234,500	31/08/2021
3	4/122 Patten St SALE 3850	\$227,000	07/09/2021

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:

13/02/2023 16:06



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$235,000

Median Unit Price
December quarter 2022: \$332,000

Comparable Properties

5/159 Somerton Park Rd SALE 3850 (VG)

Agent Comments

3 - -

Price: \$237,500
Method: Sale
Date: 10/11/2021
Property Type: Flat/Unit/Apartment (Res)



6/74 Marley St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$234,500
Method: Sale
Date: 31/08/2021
Property Type: Flat/Unit/Apartment (Res)



4/122 Patten St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$227,000
Method: Sale
Date: 07/09/2021
Property Type: Flat/Unit/Apartment (Res)