

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

2/9-13 Elgin Street, Sale Vic 3850

Indicative selling price

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

Single price

\$290,000

Median sale price

Median price

\$215,000

Property Type

Unit

Suburb

Sale

Period - From

01/10/2018

to

30/09/2019

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	1/113 Barkly St SALE 3850	\$310,000	17/12/2018
2	15/10 Weir St SALE 3850	\$310,000	22/06/2018
3	2/113 Barkly St SALE 3850	\$290,000	09/10/2019

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:

01/11/2019 10:49



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/113 Barkly St SALE 3850 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 17/12/2018
Rooms: 4
Property Type: Unit
Land Size: 282 sqm approx



15/10 Weir St SALE 3850 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 22/06/2018
Property Type: Flat/Unit/Apartment (Res)



2/113 Barkly St SALE 3850 (REI)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 09/10/2019
Rooms: 4
Property Type: Unit
Land Size: 254 sqm approx