

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

25 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$325,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2019

to

31/03/2019

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 eighteen 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	74 Dundas St SALE 3850	\$322,000	28/11/2018
2	94 Fitzroy St SALE 3850	\$320,000	29/04/2019
3	24 Ruthberg Dr SALE 3850	\$307,500	04/04/2019

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 eighteen months.



Rooms:

Property Type: House (Res)

Land Size: 999 sqm approx

Agent Comments

Comparable Properties



74 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$322,000

Method: Private Sale

Date: 28/11/2018

Rooms: -

Property Type: House

Land Size: 408 sqm approx



94 Fitzroy St SALE 3850 (VG)

Agent Comments



Price: \$320,000

Method: Sale

Date: 29/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 736 sqm approx



24 Ruthberg Dr SALE 3850 (VG)

Agent Comments



Price: \$307,500

Method: Sale

Date: 04/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 597 sqm approx