

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

64 Fitzroy Street, Sale Vic 3850

Indicative selling price

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

Single price

\$329,950

Median sale price

Median price

\$326,250

Property Type

House

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	168 Stawell St SALE 3850	\$350,000	30/04/2019
2	275 Raglan St SALE 3850	\$335,000	22/03/2019
3	107 Fitzroy St SALE 3850	\$330,000	15/04/2019

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 18 months.~~

This Statement of Information was prepared on:

31/10/2019 15:24

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Indicative Selling Price

\$329,950

Median House Price

Year ending September 2019: \$326,250



3 1 2

Property Type: House

Land Size: 594 sqm approx

Agent Comments

Comparable Properties



168 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 2 3

Price: \$350,000

Method: Private Sale

Date: 30/04/2019

Rooms: 7

Property Type: House

Land Size: 652 sqm approx



275 Raglan St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$335,000

Method: Sale

Date: 22/03/2019

Property Type: House - Attached House N.E.C.

Land Size: 674 sqm approx



107 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$330,000

Method: Private Sale

Date: 15/04/2019

Rooms: 7

Property Type: House

Land Size: 576 sqm approx