

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/111-113 Dundas Street, Sale Vic 3850

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$532,500

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/03/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	26 Dundas St SALE 3850	\$430,000	04/04/2022
2	141 Reeve St SALE 3850	\$405,000	18/02/2022
3	11 Raglan St SALE 3850	\$404,000	24/02/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/05/2022 11:13



Property Type:
Agent Comments

Indicative Selling Price
\$439,000

Median House Price
March quarter 2022: \$532,500

Comparable Properties

26 Dundas St SALE 3850 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 04/04/2022
Property Type: House (Res)
Land Size: 920 sqm approx



141 Reeve St SALE 3850 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 18/02/2022
Property Type: House (Res)
Land Size: 487 sqm approx



11 Raglan St SALE 3850 (VG)

Agent Comments



Price: \$404,000
Method: Sale
Date: 24/02/2022
Property Type: House (Res)
Land Size: 827 sqm approx