

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

123 Barkly Street, Sale Vic 3850

Indicative selling price

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

Single price

\$387,500

Median sale price

Median price

\$329,000

Property Type

House

Suburb

Sale

Period - From

01/07/2019

to

30/06/2020

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	125 Stawell St SALE 3850	\$397,000	23/11/2019
2	16 San Luis Dr SALE 3850	\$390,000	21/07/2020
3	59 Market St SALE 3850	\$379,000	14/02/2020

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:

26/08/2020 14:27



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 850 sqm approx

Agent Comments

Indicative Selling Price
 \$387,500

Median House Price
 Year ending June 2020: \$329,000

Comparable Properties


125 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$397,000

Method: Private Sale

Date: 23/11/2019

Rooms: 6

Property Type: House

Land Size: 420 sqm approx

16 San Luis Dr SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$390,000

Method: Private Sale

Date: 21/07/2020

Rooms: 9

Property Type: House

59 Market St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$379,000

Method: Private Sale

Date: 14/02/2020

Rooms: 6

Property Type: House

Land Size: 332 sqm approx