

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

2/1 Glass Street, Sale Vic 3850

Indicative selling price

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

Single price

\$358,000

Median sale price

Median price

\$245,000

Property Type

Unit

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	73b Thomson St SALE 3850	\$410,000	10/12/2018
2	100 Dundas St SALE 3850	\$385,000	16/11/2018
3	2/12 Darling St SALE 3850	\$360,000	23/08/2018

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:

17/09/2019 15:16

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Indicative Selling Price

\$358,000

Median Unit Price

June quarter 2019: \$245,000



Property Type:

Agent Comments



Comparable Properties



73b Thomson St SALE 3850 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 10/12/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 1 sqm approx



100 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 16/11/2018

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 326 sqm approx



2/12 Darling St SALE 3850 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 23/08/2018

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 610 sqm approx