

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

2/84 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$328,000

Property Type

House

Suburb

Sale

Period - From

18/09/2018

to

17/09/2019

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	201 Cunninghame St SALE 3850	\$465,000	01/07/2019
2	21 Mark Av SALE 3850	\$455,000	03/06/2019
3	48 Mark Av SALE 3850	\$450,000	18/03/2019

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:

18/09/2019 14:36



Property Type:
Agent Comments

Indicative Selling Price
\$449,000

Median House Price
18/09/2018 - 17/09/2019: \$328,000

Comparable Properties



201 Cunninghame St SALE 3850 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 01/07/2019
Property Type: House (Res)
Land Size: 658 sqm approx



21 Mark Av SALE 3850 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 03/06/2019
Rooms: 7
Property Type: House
Land Size: 1029 sqm approx



48 Mark Av SALE 3850 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 18/03/2019
Rooms: 7
Property Type: House
Land Size: 979 sqm approx