

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

8/10 Weir Street, Sale Vic 3850

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$192,500

Property Type

Unit

Suburb

Sale

Period - From

16/09/2018

to

15/09/2019

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	2/131 Cunninghame St SALE 3850	\$330,000	03/04/2018
2	1/113 Barkly St SALE 3850	\$310,000	17/12/2018
3	15/10 Weir St SALE 3850	\$310,000	22/06/2018

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:

16/09/2019



3 1 2

Property Type: Townhouse
(Single)

Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price
\$350,000

Median Unit Price
16/09/2018 - 15/09/2019: \$192,500

Comparable Properties

2/131 Cunninghame St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$330,000

Method: Sale

Date: 03/04/2018

Property Type: Flat/Unit/Apartment (Res)



1/113 Barkly St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$310,000

Method: Private Sale

Date: 17/12/2018

Rooms: 4

Property Type: Unit

Land Size: 282 sqm approx



15/10 Weir St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$310,000

Method: Sale

Date: 22/06/2018

Property Type: Flat/Unit/Apartment (Res)