

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

5/5 Foster Street, Sale Vic 3850

Indicative selling price

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

Single price \$159,500

Median sale price

Median price \$261,500

House

Unit

X

Suburb or locality

Sale

Period - From 01/07/2017

to

30/06/2018

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 eighteen 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	2/68 Market St SALE 3850	\$181,000	23/04/2018
2	15/16-18 Princes Hwy SALE 3850	\$146,000	01/03/2017
3	11/40 Fitzroy St SALE 3850	\$133,000	04/06/2018

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 eighteen months.

Chris Morrison

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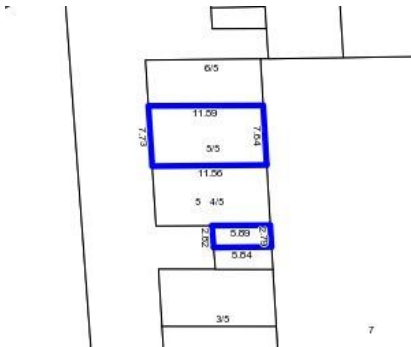
cjmorrison@chalmer.com.au

Indicative Selling Price

\$159,500

Median Unit Price

Year ending June 2018: \$261,500



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/68 Market St SALE 3850 (REI/VG)

Agent Comments



Price: \$181,000

Method: Private Sale

Date: 23/04/2018

Rooms: 4

Property Type: Unit



15/16-18 Princes Hwy SALE 3850 (REI/VG)

Agent Comments



Price: \$146,000

Method: Private Sale

Date: 01/03/2017

Rooms: 4

Property Type: Unit



11/40 Fitzroy St SALE 3850 (REI/VG)

Agent Comments



Price: \$133,000

Method: Private Sale

Date: 04/06/2018

Rooms: 5

Property Type: Unit