

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

2/9-13 Elgin Street, Sale Vic 3850

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$274,500

Property Type

Unit

Suburb

Sale

Period - From

01/10/2020

to

30/09/2021

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	2/91 Pearson St SALE 3850	\$400,000	23/09/2021
2	3/148 Reeve St SALE 3850	\$395,000	03/03/2021
3	1/88 Patten St SALE 3850	\$395,000	09/03/2021

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:

17/01/2022 17:30



2 1 1

Rooms: 4
Property Type: Townhouse
(Single)
Land Size: 130 sqm approx
Agent Comments

Comparable Properties

2/91 Pearson St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$400,000
Method: Sale
Date: 23/09/2021
Property Type: Flat/Unit/Apartment (Res)



3/148 Reeve St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$395,000
Method: Sale
Date: 03/03/2021
Property Type: Flat/Unit/Apartment (Res)

1/88 Patten St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$395,000
Method: Sale
Date: 09/03/2021
Property Type: Flat/Unit/Apartment (Res)