#### 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	2 Fitzroy Street, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$379,500

#### Median sale price

Median price	\$510,000	Pro	perty Type	House		Suburb	Sale
Period - From	01/04/2025	to	30/06/2025		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	187 Raglan St SALE 3850	\$410,000	30/05/2025
2	176 Fitzroy St SALE 3850	\$410,000	02/05/2025
3	138 Stawell St SALE 3850	\$395,000	10/04/2025

#### 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:	23/07/2025 13:15













Property Type: House **Agent Comments** 

**Indicative Selling Price** \$379,500 **Median House Price** June quarter 2025: \$510,000

### Comparable Properties



187 Raglan St SALE 3850 (REI/VG)

Price: \$410.000 Method: Private Sale Date: 30/05/2025 Property Type: House Land Size: 675 sqm approx Agent Comments



176 Fitzroy St SALE 3850 (REI/VG)

**Agent Comments** 

Price: \$410,000 Method: Private Sale Date: 02/05/2025 Property Type: House Land Size: 678 sqm approx



138 Stawell St SALE 3850 (REI/VG)

Price: \$395,000 Method: Private Sale Date: 10/04/2025 Property Type: House

Land Size: 613 sqm approx

**Agent Comments** 

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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