

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	2/1 Glass Street, Sale Vic 3850
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$358,000
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**Median sale price**

Median price	\$310,000	House	X	Unit		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	33a Palmerston St SALE 3850	\$370,000	14/08/2017
2	1/118 Thomson St SALE 3850	\$355,000	25/10/2017
3	3/20-22 Darling St SALE 3850	\$350,000	16/05/2017

**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.

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**Indicative Selling Price**  
\$358,000

**Median House Price**  
Year ending June 2018: \$310,000



**Rooms:**  
**Property Type:**  
Agent Comments

## Comparable Properties



**33a Palmerston St SALE 3850 (REI)**

Agent Comments



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 14/08/2017  
**Rooms:** 6  
**Property Type:** Unit



**1/118 Thomson St SALE 3850 (VG)**

Agent Comments



**Price:** \$355,000  
**Method:** Sale  
**Date:** 25/10/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**3/20-22 Darling St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 16/05/2017  
**Rooms:** 6  
**Property Type:** Unit