

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 95 Elgin 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 \$699,950

Median sale price

Median price \$326,250

Property Type House

Suburb Sale

Period - From 01/10/2018

to 30/09/2019

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	30 Inglis St SALE 3850	\$750,000	15/04/2019
2	154 Macalister St SALE 3850	\$740,000	27/05/2019
3	162 Stawell St SALE 3850	\$670,000	06/03/2019

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:

08/11/2019 14:43

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Indicative Selling Price
\$699,950

Median House Price
Year ending September 2019: \$326,250



4 2 3

Property Type: House (Previously Occupied - Detached)

Land Size: 1040 sqm approx

Agent Comments

Comparable Properties



30 Inglis St SALE 3850 (REI/VG)

Agent Comments

4 2 6

Price: \$750,000

Method: Private Sale

Date: 15/04/2019

Rooms: 8

Property Type: House

Land Size: 1655 sqm approx



154 Macalister St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$740,000

Method: Sale

Date: 27/05/2019

Property Type: House (Res)

Land Size: 1278 sqm approx



162 Stawell St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$670,000

Method: Sale

Date: 06/03/2019

Property Type: House (Res)

Land Size: 1104 sqm approx