

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/35 Stead Street, Sale Vic 3850

Indicative selling price

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

Single price \$169,000

Median sale price

Median price \$192,500

Property Type Unit

Suburb Sale

Period - From 18/09/2018

to 17/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	11/9-11 Trood St SALE 3850	\$190,000	04/06/2019
2	3/12 Codrington St SALE 3850	\$150,000	29/03/2019
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/09/2019 16:22



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$169,000

Median Unit Price
18/09/2018 - 17/09/2019: \$192,500

Comparable Properties



11/9-11 Trood St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$190,000
Method: Sale
Date: 04/06/2019
Property Type: Flat/Unit/Apartment (Res)



3/12 Codrington St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$150,000
Method: Sale
Date: 29/03/2019
Property Type: Flat/Unit/Apartment (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.