

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

189 Foster Street, Sale Vic 3850

**Indicative selling price**

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

Single price \$795,000

**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	25 Desailly St SALE 3850	\$765,000	08/06/2017
2	89 Thomson St SALE 3850	\$700,000	11/01/2018
3	60 Guthridge Pde SALE 3850	\$700,000	09/06/2017

**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**  
\$795,000

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



4   3   3

**Rooms:** 9  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 808 sqm approx  
Agent Comments

## Comparable Properties



**25 Desailly St SALE 3850 (REI)**

Agent Comments

5   3   3

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 08/06/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 1011 sqm approx



**89 Thomson St SALE 3850 (REI/VG)**

Agent Comments

4   2   3

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 11/01/2018  
**Rooms:** 11  
**Property Type:** House  
**Land Size:** 908 sqm approx



**60 Guthridge Pde SALE 3850 (REI/VG)**

Agent Comments

4   2   6

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 09/06/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1002 sqm approx