

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	2/115 Reeve Street, Sale Vic 3850
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Indicative selling price

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

Single price	\$255,000
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Median sale price

Median price	\$254,500	House		Unit	X	Suburb or locality	Sale
Period - From	01/01/2018	to	31/12/2018	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	2/78 Guthridge Pde SALE 3850	\$280,000	24/08/2017
2	2/4 Brand St SALE 3850	\$262,000	10/05/2018
3	11/242a Raglan St SALE 3850	\$242,000	17/08/2018

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
\$255,000

Median Unit Price
Year ending December 2018: \$254,500



Rooms:
Property Type:
Agent Comments

Comparable Properties

2/78 Guthridge Pde SALE 3850 (VG)

Agent Comments



Price: \$280,000
Method: Sale
Date: 24/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

2/4 Brand St SALE 3850 (VG)

Agent Comments



Price: \$262,000
Method: Sale
Date: 10/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

11/242a Raglan St SALE 3850 (VG)

Agent Comments



Price: \$242,000
Method: Sale
Date: 17/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)