

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	91 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	\$259,500
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Median sale price

Median price	\$323,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/04/2018	to	31/03/2019	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 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	137 Lansdowne St SALE 3850	\$260,000	27/03/2018
2	194 Guthridge Pde SALE 3850	\$255,000	19/01/2018
3	191 Desailly St SALE 3850	\$250,000	19/03/2019

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 eighteen months.



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Rooms:
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$259,500
Median House Price
 Year ending March 2019: \$323,000

Comparable Properties


137 Lansdowne St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$260,000
Method: Private Sale
Date: 27/03/2018
Rooms: 6
Property Type: House
Land Size: 813 sqm approx


194 Guthridge Pde SALE 3850 (VG)

Agent Comments

3 - -

Price: \$255,000
Method: Sale
Date: 19/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 752 sqm approx


191 Desailly St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$250,000
Method: Private Sale
Date: 19/03/2019
Rooms: -
Property Type: House
Land Size: 705 sqm approx