

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

1/88 Barkly Street, Sale Vic 3850

Indicative selling price

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

Single price \$420,000

Median sale price

Median price \$274,000

Property Type Unit

Suburb Sale

Period - From 01/07/2020

to 30/06/2021

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	3/139 Reeve St SALE 3850	\$400,000	27/05/2021
2	89 Lansdowne St SALE 3850	\$445,000	13/04/2021
3	1/139 Reeve St SALE 3850	\$418,000	12/03/2021

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:

22/07/2021 10:29

Chris Morrison
0351439206
0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price
\$420,000

Median Unit Price
Year ending June 2021: \$274,000



Property Type:
Agent Comments

Comparable Properties



3/139 Reeve St SALE 3850 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 27/05/2021
Property Type: Unit
Land Size: 305 sqm approx



89 Lansdowne St SALE 3850 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 13/04/2021
Property Type: Unit
Land Size: 420 sqm approx



1/139 Reeve St SALE 3850 (REI)

Agent Comments



Price: \$418,000
Method: Private Sale
Date: 12/03/2021
Property Type: Townhouse (Single)
Land Size: 348 sqm approx