

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

20 Macarthur Street, Sale Vic 3850

Indicative selling price

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

Single price \$418,000

Median sale price

Median price \$343,750

Property Type House

Suburb Sale

Period - From 01/01/2020

to 31/03/2020

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	41 Lansdowne St SALE 3850	\$425,000	04/03/2020
2	83b Elgin St SALE 3850	\$411,500	22/12/2019
3	185 Stawell St SALE 3850	\$351,000	13/05/2020

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:

26/05/2020 11:32

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Property Type:
Agent Comments

Indicative Selling Price
\$418,000
Median House Price
March quarter 2020: \$343,750

Comparable Properties



41 Lansdowne St SALE 3850 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 04/03/2020
Property Type: House



83b Elgin St SALE 3850 (REI)

Agent Comments



Price: \$411,500
Method: Private Sale
Date: 22/12/2019
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 524 sqm approx



185 Stawell St SALE 3850 (REI)

Agent Comments



Price: \$351,000
Method: Private Sale
Date: 13/05/2020
Rooms: 6
Property Type: House
Land Size: 719 sqm approx