

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/38-42 Darling Street, Sale Vic 3850

Indicative selling price

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

Single price \$279,500

Median sale price

Median price \$352,500

Property Type House

Suburb Sale

Period - From 01/07/2020

to 30/09/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
3		

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/11/2020 16:15

Leo O'Brien
03 5144 1888
0409 143 668

leo@leobrienproperty.com.au

Indicative Selling Price
\$279,500

Median House Price
September quarter 2020: \$352,500



 2  2  1

Property Type: Townhouse
(Single)

Land Size: 300 sqm approx

Agent Comments

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.