

# 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

18 Inglis Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$675,000

### 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	30 Inglis St SALE 3850	\$750,000	15/04/2019
2	154 Macalister St SALE 3850	\$740,000	27/05/2019
3	189 Foster St SALE 3850	\$700,000	26/04/2019

**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 18 months.~~

This Statement of Information was prepared on:

13/05/2020 09:52

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**Indicative Selling Price**

\$675,000

**Median House Price**

March quarter 2020: \$343,750



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 3068 sqm approx

Agent Comments

## Comparable Properties



**30 Inglis St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 15/04/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 1655 sqm approx



**154 Macalister St SALE 3850 (VG)**

Agent Comments



**Price:** \$740,000

**Method:** Sale

**Date:** 27/05/2019

**Property Type:** House (Res)

**Land Size:** 1278 sqm approx



**189 Foster St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 26/04/2019

**Rooms:** 11

**Property Type:** House

**Land Size:** 789 sqm approx