

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

63 Fitzroy 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 \$350,000

**Median sale price**

Median price \$310,000 House X Unit Suburb or locality Sale  
 Period - From 01/10/2017 to 30/09/2018 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	88 Fitzroy St SALE 3850	\$374,000	12/09/2017
2	182 Desailly St SALE 3850	\$367,000	04/09/2017
3	45 Marley St SALE 3850	\$360,000	08/02/2018

**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.

Chris Morrison  
0351439206  
0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**  
\$350,000

**Median House Price**  
Year ending September 2018: \$310,000



4   1   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx  
[Agent Comments](#)

## Comparable Properties



**88 Fitzroy St SALE 3850 (REI/VG)**

[Agent Comments](#)

3   1   6

**Price:** \$374,000  
**Method:** Private Sale  
**Date:** 12/09/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1004 sqm approx



**182 Desailly St SALE 3850 (REI/VG)**

[Agent Comments](#)

4   2   6

**Price:** \$367,000  
**Method:** Auction Sale  
**Date:** 04/09/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1011 sqm approx



**45 Marley St SALE 3850 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 08/02/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1197 sqm approx