

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	83b Elgin Street, Sale Vic 3850
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**Indicative selling price**

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

Single price	\$412,500
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**Median sale price**

Median price	\$254,500	House		Unit	X	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	1/17 Topping St SALE 3850	\$417,500	19/06/2018
2	73b Thomson St SALE 3850	\$410,000	10/12/2018
3	100 Dundas St SALE 3850	\$385,000	16/11/2018

**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.

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**Indicative Selling Price**  
\$412,500

**Median Unit Price**  
Year ending September 2018: \$254,500



**Rooms:**  
**Property Type:** Land  
**Land Size:** 524 sqm approx  
**Agent Comments**

## Comparable Properties

1/17 Topping St SALE 3850 (VG)

**Agent Comments**



**Price:** \$417,500  
**Method:** Sale  
**Date:** 19/06/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



73b Thomson St SALE 3850 (REI)

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 10/12/2018  
**Rooms:** 7  
**Property Type:** Townhouse (Single)



100 Dundas St SALE 3850 (REI/VG)

**Agent Comments**



**Price:** \$385,000  
**Method:** Private Sale  
**Date:** 16/11/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Single)  
**Land Size:** 326 sqm approx