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: 111 Market Street, Sale Vic 3850

Indicative selling price

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

Single price: $598,000

Median sale price

Median price: $490,880 Property Type: House Suburb: Sale

Period - From: 01/01/2024 to: 31/03/2024 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.

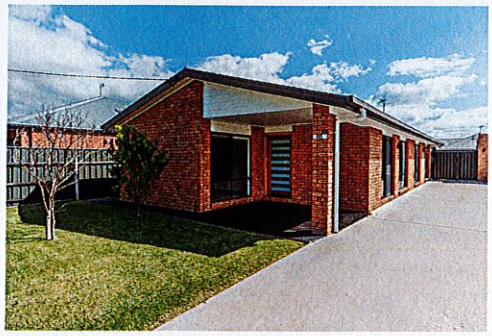
	Address of comparable property	Price	Date of sale
1	139 Macalister St SALE 3850	$605,000	09/01/2024
2	109 Market St SALE 3850	$590,000	08/05/2024
3	131 MARKET St SALE 3850	$555,000	27/11/2023

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: 28/05/2024 11:27

CONSUMER AFFAIRS VICTORIA



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Property Type: House (Res)
Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price
$598,000
Median House Price
March quarter 2024: $490,880

Comparable Properties

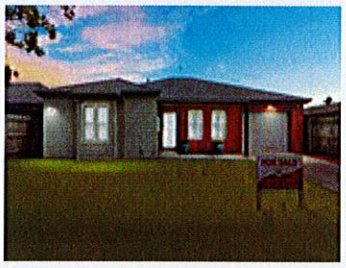


139 Macalister St SALE 3850 (REI/VG)

3 2 1

Price: $605,000
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 453 sqm approx

Agent Comments



109 Market St SALE 3850 (REI)

3 2 1

Price: $590,000
Method: Private Sale
Date: 08/05/2024
Property Type: House
Land Size: 389 sqm approx

Agent Comments



131 MARKET St SALE 3850 (VG)

3 - -

Price: $555,000
Method: Sale
Date: 27/11/2023
Property Type: House (Res)
Land Size: 680 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800

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