

# 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

47 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 \$500,000

### 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	121 Fitzroy St SALE 3850	\$470,000	02/04/2024
2	107 Fitzroy St SALE 3850	\$463,000	06/03/2024
3	126 Fitzroy St SALE 3850	\$460,000	07/07/2023

**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:

21/06/2024 16:24



**Property Type:** Land  
**Land Size:** 404 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000  
**Median House Price**  
March quarter 2024: \$490,880

## Comparable Properties



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

**Agent Comments**



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 02/04/2024  
**Property Type:** House  
**Land Size:** 973 sqm approx



**107 Fitzroy St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$463,000  
**Method:** Sale  
**Date:** 06/03/2024  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx



**126 Fitzroy St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Sale  
**Date:** 07/07/2023  
**Property Type:** House (Res)  
**Land Size:** 367 sqm approx

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