

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 5/134 Desailly Street, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Single price \$398,000

Median sale price

Median price \$350,000

Property Type Unit

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	5/20-22 Darling St SALE 3850	\$425,000	21/08/2023
2	13/10 Weir St SALE 3850	\$389,000	13/10/2023
3	4/35 Reeve St SALE 3850	\$385,000	01/09/2023

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:

05/06/2024 21:50



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$398,000
Median Unit Price
March quarter 2024: \$350,000

Comparable Properties



5/20-22 Darling St SALE 3850 (REI)

Agent Comments

2 2 1

Price: \$425,000
Method: Private Sale
Date: 21/08/2023
Property Type: Unit



13/10 Weir St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$389,000
Method: Private Sale
Date: 13/10/2023
Property Type: Unit
Land Size: 323 sqm approx



4/35 Reeve St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$385,000
Method: Private Sale
Date: 01/09/2023
Property Type: Unit

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