

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

125 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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	3 Rachel Ct SALE 3850	\$317,500	21/09/2020
2	2 Sandra Ct SALE 3850	\$306,000	13/12/2020
3	11 Rachel Ct SALE 3850	\$305,000	06/01/2020

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:

26/02/2021 17:14

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Indicative Selling Price

\$310,000

Median House Price

December quarter 2020: \$405,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



3 Rachel Ct SALE 3850 (VG)



Agent Comments

Price: \$317,500

Method: Sale

Date: 21/09/2020

Property Type: House (Res)

Land Size: 488 sqm approx



2 Sandra Ct SALE 3850 (VG)



Agent Comments

Price: \$306,000

Method: Sale

Date: 13/12/2020

Property Type: House (Res)

Land Size: 672 sqm approx



11 Rachel Ct SALE 3850 (VG)



Agent Comments

Price: \$305,000

Method: Sale

Date: 06/01/2020

Property Type: House (Res)

Land Size: 1438 sqm approx