

# 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

4 Simmons Court, 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

\$539,000

### Median sale price

Median price

\$326,000

Property Type

House

Suburb

Sale

Period - From

08/01/2019

to

07/01/2020

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	7 Relph Av SALE 3850	\$540,000	23/10/2019
2	13 Stevens St SALE 3850	\$530,000	26/04/2019
3	9 Relph Av SALE 3850	\$530,000	31/05/2019

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:

08/01/2020 09:57



**Property Type:** Land  
**Land Size:** 1141 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$539,000

**Median House Price**  
08/01/2019 - 07/01/2020: \$326,000

## Comparable Properties



**7 Relph Av SALE 3850 (VG)**

**Agent Comments**



**Price:** \$540,000  
**Method:** Sale  
**Date:** 23/10/2019  
**Property Type:** House (Res)  
**Land Size:** 1149 sqm approx



**13 Stevens St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Sold Before Auction  
**Date:** 26/04/2019  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 809 sqm approx



**9 Relph Av SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 31/05/2019  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 770 sqm approx