

# 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

8 Ivy 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

\$339,500

### Median sale price

Median price

\$352,500

Property Type

House

Suburb

Sale

Period - From

01/07/2020

to

30/09/2020

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	43 Montgomery St SALE 3850	\$370,000	03/01/2020
2	509 Raymond St SALE 3850	\$355,000	06/10/2020
3	168 Raglan St SALE 3850	\$340,000	17/07/2020

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:

02/12/2020 17:17

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

**Indicative Selling Price**

\$339,500

**Median House Price**

September quarter 2020: \$352,500



**Property Type:** Land

**Land Size:** 687 sqm approx

**Agent Comments**

## Comparable Properties



**43 Montgomery St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$370,000

**Method:** Private Sale

**Date:** 03/01/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 900 sqm approx



**509 Raymond St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$355,000

**Method:** Sale

**Date:** 06/10/2020

**Property Type:** House (Res)

**Land Size:** 841 sqm approx



**168 Raglan St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$340,000

**Method:** Private Sale

**Date:** 17/07/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 754 sqm approx