

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

23 Ruthberg Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$399,950

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	3 Story St SALE 3850	\$400,000	01/08/2020
2	3 Melanie Ct SALE 3850	\$392,000	15/03/2020
3	4 Gooch Ct SALE 3850	\$390,000	22/05/2020

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:

10/12/2020 16:58

Victoria Cook

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Indicative Selling Price

\$399,950

Median House Price

September quarter 2020: \$352,500



4 2 2

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



3 Story St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$400,000

Method: Private Sale

Date: 01/08/2020

Rooms: 8

Property Type: House

Land Size: 540 sqm approx



3 Melanie Ct SALE 3850 (REI/VG)

Agent Comments

4 2 6

Price: \$392,000

Method: Private Sale

Date: 15/03/2020

Rooms: 9

Property Type: House

Land Size: 800 sqm approx



4 Gooch Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$390,000

Method: Private Sale

Date: 22/05/2020

Rooms: 8

Property Type: House

Land Size: 683 sqm approx