

## 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 Gooch 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 \$399,500

#### Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2018

to

31/03/2019

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 eighteen 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	23 Helen Cr SALE 3850	\$399,950	03/08/2018
2	30 Topping St SALE 3850	\$399,500	07/02/2018
3	11 Billabong Av SALE 3850	\$395,500	05/07/2018

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 eighteen months.



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**Rooms:**  
**Property Type:** House  
**Land Size:** 664 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$399,500

**Median House Price**  
 Year ending March 2019: \$323,000

## Comparable Properties


**23 Helen Cr SALE 3850 (REI)**

Agent Comments

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**Price:** \$399,950  
**Method:** Private Sale  
**Date:** 03/08/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 712 sqm approx


**30 Topping St SALE 3850 (REI/VG)**

Agent Comments

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**Price:** \$399,500  
**Method:** Private Sale  
**Date:** 07/02/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 619 sqm approx


**11 Billabong Av SALE 3850 (REI/VG)**

Agent Comments

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**Price:** \$395,500  
**Method:** Private Sale  
**Date:** 05/07/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 506 sqm approx