

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 andpostcode	4 Gooch Court, Sale Vic 3850
,	

Indicative selling price

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

Single price \$399,500

Median sale price

Median price	\$323,000	Hou	ise 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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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)





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)







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)





Price: \$395,500 Method: Private Sale Date: 05/07/2018

Rooms: 8

Property Type: House Land Size: 506 sqm approx **Agent Comments**

Agent Comments

Agent Comments



Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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