

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

6 Cartledge Way, Sale Vic 3850

Indicative selling price

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

Range between \$225,000

&

\$245,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to

30/06/2023

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	154 Dawson St SALE 3850	\$265,000	09/05/2023
2	6 Picton Ct SALE 3850	\$265,000	26/09/2022
3	35 Howard St SALE 3850	\$230,000	14/09/2022

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:

27/07/2023 15:52



Property Type:

Agent Comments

Comparable Properties



154 Dawson St SALE 3850 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 09/05/2023

Property Type: House

Land Size: 604 sqm approx



6 Picton Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 26/09/2022

Property Type: House

Land Size: 858 sqm approx



35 Howard St SALE 3850 (REI/VG)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 14/09/2022

Property Type: House

Land Size: 744 sqm approx