

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

29 Overend Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$219,000

Median sale price

Median price

\$310,250

Property Type

House

Suburb

Sale

Period - From

01/07/2019

to

30/09/2019

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 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	86 Raglan St SALE 3850	\$235,000	08/05/2019
2	43 Buckley St SALE 3850	\$210,000	27/03/2019
3	13 Hyland Ct SALE 3850	\$205,000	01/10/2018

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 18 months.~~

This Statement of Information was prepared on:

17/12/2019 10:05

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 3  1  2

Property Type: House
Agent Comments

Indicative Selling Price
\$219,000

Median House Price
September quarter 2019: \$310,250

Comparable Properties



86 Raglan St SALE 3850 (REI)

Agent Comments

 3  1  4

Price: \$235,000
Method: Private Sale
Date: 08/05/2019
Property Type: House
Land Size: 811 sqm approx



43 Buckley St SALE 3850 (REI)

Agent Comments

 3  1  6

Price: \$210,000
Method: Private Sale
Date: 27/03/2019
Rooms: 6
Property Type: House



13 Hyland Ct SALE 3850 (REI)

Agent Comments

 3  1  -

Price: \$205,000
Method: Private Sale
Date: 01/10/2018
Rooms: 6
Property Type: House
Land Size: 642 sqm approx