

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

3 Story Street, Sale Vic 3850

Indicative selling price

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

Single price \$407,500

Median sale price

Median price \$343,750

Property Type House

Suburb Sale

Period - From 01/01/2020

to 31/03/2020

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 | 26 Surkitt Blvd SALE 3850 | \$515,000 | 29/11/2019 |
| 2 | 3 Ashton St SALE 3850 | \$440,000 | 27/11/2019 |
| 3 | 12 Lazzaro Cr SALE 3850 | \$420,000 | 08/01/2020 |

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:

02/06/2020 09:54

Victoria Cook

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Indicative Selling Price

\$407,500

Median House Price

March quarter 2020: \$343,750



4 2 2

Property Type: House

Land Size: 540 sqm approx

Agent Comments

Comparable Properties



26 Surkitt Blvd SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$515,000

Method: Private Sale

Date: 29/11/2019

Rooms: 8

Property Type: House

Land Size: 987 sqm approx



3 Ashton St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$440,000

Method: Private Sale

Date: 27/11/2019

Rooms: 10

Property Type: House

Land Size: 701 sqm approx

12 Lazzaro Cr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$420,000

Method: Sale

Date: 08/01/2020

Property Type: House (Res)

Land Size: 699 sqm approx