

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

7 Southern Avenue, Sale Vic 3850

Indicative selling price

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

Single price

\$899,950

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/10/2022

to

30/09/2023

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	178-180 Macalister St SALE 3850	\$898,000	15/12/2023
2	8 Valetta St SALE 3850	\$882,500	08/06/2023
3	10 Page Ct SALE 3850	\$867,500	12/10/2023

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:

10/01/2024 12:38



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Property Type: House

Land Size: 2019 sqm approx

Agent Comments

Comparable Properties



178-180 Macalister St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$898,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 941 sqm approx



8 Valetta St SALE 3850 (REI/VG)

Agent Comments

4 2 7

Price: \$882,500

Method: Private Sale

Date: 08/06/2023

Property Type: House

Land Size: 1363 sqm approx



10 Page Ct SALE 3850 (REI)

Agent Comments

4 2 3

Price: \$867,500

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 1121 sqm approx