



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 442 sqm

Agent Comments

## Comparable Properties



**22 Trood St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$270,000

**Method:** Private Sale

**Date:** 01/10/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 630 sqm



**28 Valentine Cr SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$262,500

**Method:** Private Sale

**Date:** 14/03/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 764 sqm



**3 Christina Av SALE 3850 (REI)**

Agent Comments



**Price:** \$255,000

**Method:** Private Sale

**Date:** 23/05/2017

**Rooms:** 8

**Property Type:** House

# 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

13 Buckley Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$239,950

#### Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

#### Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 22 Trood St SALE 3850          | \$270,000 | 01/10/2016   |
| 28 Valentine Cr SALE 3850      | \$262,500 | 14/03/2017   |
| 3 Christina Av SALE 3850       | \$255,000 | 23/05/2017   |