

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

30 Buckley Street, Sale Vic 3850

Indicative selling price

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

Single price

\$229,000

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Sale

Period - From

01/07/2018

to

30/06/2019

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	43 Buckley St SALE 3850	\$210,000	27/03/2019
2	31 Mccole St SALE 3850	\$205,000	06/06/2019
3	31 Buckley St SALE 3850	\$202,000	29/10/2018

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:

19/09/2019 14:49



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Property Type: House

Agent Comments

Indicative Selling Price
\$229,000

Median House Price
Year ending June 2019: \$325,000

Comparable Properties



43 Buckley St SALE 3850 (REI/VG)

Agent Comments

3 1 6

Price: \$210,000

Method: Private Sale

Date: 27/03/2019

Rooms: 6

Property Type: House

Land Size: 604 sqm approx



31 McCole St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$205,000

Method: Sale

Date: 06/06/2019

Property Type: House (Res)

Land Size: 838 sqm approx



31 Buckley St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$202,000

Method: Private Sale

Date: 29/10/2018

Rooms: 4

Property Type: House