

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

1/8 Ashley Court, Sale Vic 3850

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$225,000

House

Unit

X

Suburb or locality

Sale

Period - From 01/01/2018

to

31/12/2018

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 eighteen 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	3/22 Ross St SALE 3850	\$299,500	20/11/2018
2	81 Lansdowne St SALE 3850	\$290,000	06/12/2017
3	2/78 Guthridge Pde SALE 3850	\$280,000	24/08/2017

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 eighteen months.

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Indicative Selling Price

\$289,000

Median Unit Price

Year ending December 2018: \$225,000



2 1 1

Rooms:

Property Type: Flat

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



3/22 Ross St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$299,500

Method: Private Sale

Date: 20/11/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 544 sqm approx



81 Lansdowne St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$290,000

Method: Private Sale

Date: 06/12/2017

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 340 sqm approx

2/78 Guthridge Pde SALE 3850 (VG)

Agent Comments

3 - -

Price: \$280,000

Method: Sale

Date: 24/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)