

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

12 Joseph Street, Sale Vic 3850

Indicative selling price

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

Single price \$309,500

Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2018

to

31/03/2019

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 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	7 Helen Cr SALE 3850	\$310,000	27/05/2019
2	5 Orion St SALE 3850	\$310,000	11/06/2019
3	23 Howard St SALE 3850	\$280,000	01/05/2019

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$309,500
Median House Price
 Year ending March 2019: \$323,000

Comparable Properties

7 Helen Cr SALE 3850 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 27/05/2019
Rooms: 7
Property Type: House



5 Orion St SALE 3850 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 11/06/2019
Rooms: 8
Property Type: House
Land Size: 924 sqm approx



23 Howard St SALE 3850 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 01/05/2019
Rooms: 8
Property Type: House
Land Size: 763 sqm approx