

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

6 Oak Street, Sale Vic 3850

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	11 Melaleuca Ct SALE 3850	\$570,000	09/11/2021
2	1 Birch PI SALE 3850	\$569,950	04/12/2020
3	110 Barkly St SALE 3850	\$550,000	14/01/2022

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:

28/02/2022 13:05



Property Type: House (Previously Occupied - Detached)
Land Size: 1040 sqm approx
Agent Comments

Indicative Selling Price
\$560,000

Median House Price
December quarter 2021: \$442,000

Comparable Properties



11 Melaleuca Ct SALE 3850 (VG)



Price: \$570,000
Method: Sale
Date: 09/11/2021
Property Type: House (Res)
Land Size: 1030 sqm approx

Agent Comments



1 Birch PI SALE 3850 (REI/VG)



Price: \$569,950
Method: Private Sale
Date: 04/12/2020
Property Type: House
Land Size: 977 sqm approx

Agent Comments



110 Barkly St SALE 3850 (REI)



Price: \$550,000
Method: Private Sale
Date: 14/01/2022
Property Type: House
Land Size: 1011 sqm approx

Agent Comments