

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 Millicent Court, Sale Vic 3850

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/06/2023

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	128 Somerton Park Estate Rd COBAINS 3851	\$1,035,000	26/08/2022
2	28 Lower Heart Rd SALE 3850	\$998,000	28/04/2022
3	13 Collins PI SALE 3850	\$995,000	15/03/2022

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:

04/08/2023 14:43



4 2 6

Property Type: House
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price
\$995,000

Median House Price
Year ending June 2023: \$480,000

Comparable Properties



128 Somerton Park Estate Rd COBAINS 3851 (REI/VG) **Agent Comments**

4 2 5

Price: \$1,035,000
Method: Private Sale
Date: 26/08/2022
Property Type: House
Land Size: 29500 sqm approx



28 Lower Heart Rd SALE 3850 (REI/VG) **Agent Comments**

4 2 4

Price: \$998,000
Method: Private Sale
Date: 28/04/2022
Property Type: House
Land Size: 8023 sqm approx



13 Collins Pl SALE 3850 (REI/VG) **Agent Comments**

4 2 2

Price: \$995,000
Method: Private Sale
Date: 15/03/2022
Property Type: House
Land Size: 4000 sqm approx