

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

9 Shepherd Court, Sale Vic 3850

Indicative selling price

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

Single price

\$229,900

Median sale price

Median price

\$329,000

Property Type

House

Suburb

Sale

Period - From

01/07/2019

to

30/06/2020

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	19 Glomar Gr SALE 3850	\$225,000	30/04/2020
2	12 Elston Ct SALE 3850	\$225,000	27/07/2020
3	21 Jackson Av SALE 3850	\$205,000	21/07/2020

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:

28/07/2020 12:05



3 1 2

Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$229,900

Median House Price
Year ending June 2020: \$329,000

Comparable Properties



19 Glomar Gr SALE 3850 (VG)

Agent Comments

3 - -

Price: \$225,000
Method: Sale
Date: 30/04/2020
Property Type: House (Res)
Land Size: 562 sqm approx



12 Elston Ct SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$225,000
Method: Private Sale
Date: 27/07/2020
Rooms: 5
Property Type: House



21 Jackson Av SALE 3850 (REI)

Agent Comments

3 1 -

Price: \$205,000
Method: Private Sale
Date: 21/07/2020
Rooms: 6
Property Type: House
Land Size: 623 sqm approx