

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

8 Joseph Street, Sale Vic 3850

Indicative selling price

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

Single price

\$418,000

Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

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	7 SAN LUIS Dr SALE 3850	\$428,000	12/01/2021
2	7 Monique Cl SALE 3850	\$395,000	06/05/2021
3	15 Julie Ct SALE 3850	\$385,000	10/09/2021

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:

24/09/2021 08:30

Leo O'Brien
03 5144 1888
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 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 649 sqm approx
Agent Comments

Indicative Selling Price
\$418,000

Median House Price
June quarter 2021: \$392,250

Comparable Properties



7 SAN LUIS Dr SALE 3850 (REI)

Agent Comments

 3  2  2

Price: \$428,000
Method: Private Sale
Date: 12/01/2021
Property Type: House
Land Size: 753 sqm approx



7 Monique CI SALE 3850 (REI)

Agent Comments

 4  2  3

Price: \$395,000
Method: Private Sale
Date: 06/05/2021
Property Type: House



15 Julie Ct SALE 3850 (REI)

Agent Comments

 3  2  2

Price: \$385,000
Method: Private Sale
Date: 10/09/2021
Property Type: House

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288