

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

17 Pelican Court, Sale Vic 3850

Indicative selling price

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

Single price

\$485,000

Median sale price

Median price

\$343,750

Property Type

House

Suburb

Sale

Period - From

01/01/2020

to

31/03/2020

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	15 Valetta St SALE 3850	\$590,000	14/05/2019
2	37 Lansdowne St SALE 3850	\$535,000	01/05/2019
3	21 Stafford Dr SALE 3850	\$500,000	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 18 months.~~

This Statement of Information was prepared on:

22/06/2020 10:31

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Indicative Selling Price

\$485,000

Median House Price

March quarter 2020: \$343,750



Property Type: House (Previously Occupied - Detached)

Land Size: 833 sqm approx

Agent Comments

Comparable Properties



15 Valetta St SALE 3850 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 14/05/2019

Property Type: House (Res)

Land Size: 1156 sqm approx



37 Lansdowne St SALE 3850 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 01/05/2019

Rooms: 9

Property Type: House

Land Size: 1067 sqm approx



21 Stafford Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 01/05/2019

Rooms: 10

Property Type: House

Land Size: 832 sqm approx