

# 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

30 Valentine Crescent, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$275,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

30/06/2022

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	17 Hoddle St SALE 3850	\$280,000	20/07/2021
2	300 Dawson St SALE 3850	\$280,000	27/05/2021
3	4 Elston Ct SALE 3850	\$270,000	21/10/2021

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:

25/08/2022 09:49

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**Indicative Selling Price**

\$275,000

**Median House Price**

June quarter 2022: \$550,000



3   1   2

**Property Type:** House

Agent Comments

## Comparable Properties



**17 Hoddle St SALE 3850 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$280,000

**Method:** Private Sale

**Date:** 20/07/2021

**Property Type:** House

**Land Size:** 794 sqm approx



**300 Dawson St SALE 3850 (VG)**

Agent Comments

3   -   -

**Price:** \$280,000

**Method:** Sale

**Date:** 27/05/2021

**Property Type:** House (Res)

**Land Size:** 918 sqm approx



**4 Elston Ct SALE 3850 (VG)**

Agent Comments

3   -   -

**Price:** \$270,000

**Method:** Sale

**Date:** 21/10/2021

**Property Type:** House (Res)

**Land Size:** 581 sqm approx