

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

6 Peppercorn Close, Sale Vic 3850

Indicative selling price

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

Single price

\$469,950

Median sale price

Median price

\$329,500

Property Type

House

Suburb

Sale

Period - From

01/04/2019

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 Relph Av SALE 3850 | \$477,500 | 12/03/2019 |
| 2 | 51 Stevens St SALE 3850 | \$475,000 | 06/01/2020 |
| 3 | 21 Mark Av SALE 3850 | \$455,000 | 18/04/2019 |

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:

30/06/2020 11:42



Property Type: House (Res)
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$469,950

Median House Price
Year ending March 2020: \$329,500

Comparable Properties



15 Relph Av SALE 3850 (VG)

Agent Comments



Price: \$477,500
Method: Sale
Date: 12/03/2019
Property Type: House (Res)
Land Size: 808 sqm approx



51 Stevens St SALE 3850 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 06/01/2020
Rooms: 8
Property Type: House
Land Size: 903 sqm approx



21 Mark Av SALE 3850 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 18/04/2019
Property Type: House (Res)
Land Size: 1039 sqm approx