

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

2A Campbell Court, Sale Vic 3850

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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	33 Overend Cr SALE 3850	\$360,000	24/06/2022
2	13 Alexandra Av SALE 3850	\$340,000	07/07/2022
3	1 Trood St SALE 3850	\$340,000	24/09/2021

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:

25/10/2022 16:00



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$350,000

Median House Price
September quarter 2022: \$472,500

Comparable Properties



33 Overend Cr SALE 3850 (VG)

Agent Comments



Price: \$360,000
Method: Sale
Date: 24/06/2022
Property Type: House (Res)
Land Size: 591 sqm approx



13 Alexandra Av SALE 3850 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 07/07/2022
Property Type: House
Land Size: 443 sqm approx



1 Trood St SALE 3850 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 24/09/2021
Property Type: House
Land Size: 573 sqm approx