

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

20 Evelyn Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$1,130,000

Median sale price

Median price

\$486,250

Property Type

House

Suburb

Sale

Period - From

01/07/2023

to

30/06/2024

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	76 The Ridge WURRUK 3850	\$1,010,000	14/03/2024
2	9 Evelyn Dr SALE 3850	\$1,130,000	15/12/2023
3	21 Evelyn Dr SALE 3850	\$1,400,000	28/02/2023

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:

13/08/2024 13:05



4 2 8

Property Type: House

Land Size: 2000 sqm approx

Agent Comments

Comparable Properties



76 The Ridge WURRUK 3850 (REI)

Agent Comments

4 2 2

Price: \$1,010,000

Method: Private Sale

Date: 14/03/2024

Property Type: House

Land Size: 4364 sqm approx



9 Evelyn Dr SALE 3850 (REI/VG)

Agent Comments

4 2 5

Price: \$1,130,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 4000 sqm approx



21 Evelyn Dr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$1,400,000

Method: Sale

Date: 28/02/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4005 sqm approx