

# 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

1 Casuarina Court, 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 \$549,950

### Median sale price

Median price \$347,500

Property Type House

Suburb Sale

Period - From 01/04/2020

to 30/06/2020

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	162-164 Stawell St SALE 3850	\$670,000	23/02/2019
2	95 Elgin St SALE 3850	\$660,000	28/05/2020
3	173 Stawell St SALE 3850	\$639,000	01/07/2019

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:

08/08/2020 11:48

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**Indicative Selling Price**

\$549,950

**Median House Price**

June quarter 2020: \$347,500



4 2 2

**Property Type:** House

**Land Size:** 815 sqm approx

Agent Comments

## Comparable Properties



**162-164 Stawell St SALE 3850 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$670,000

**Method:** Private Sale

**Date:** 23/02/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 1136 sqm approx



**95 Elgin St SALE 3850 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$660,000

**Method:** Private Sale

**Date:** 28/05/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 1040 sqm approx



**173 Stawell St SALE 3850 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$639,000

**Method:** Private Sale

**Date:** 01/07/2019

**Rooms:** 9

**Property Type:** House

**Land Size:** 828 sqm approx