

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

4 Papworth Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$580,000

Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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	91 Woondella Blvd SALE 3850	\$565,000	27/04/2020
2	4 Simmons Ct SALE 3850	\$535,000	14/02/2020
3	26 Surkitt Blvd SALE 3850	\$515,000	29/11/2019

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:

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Indicative Selling Price
\$580,000

Median House Price
December quarter 2020: \$405,000



Property Type:
Agent Comments

Comparable Properties



91 Woondella Blvd SALE 3850 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 27/04/2020
Rooms: 7
Property Type: House



4 Simmons Ct SALE 3850 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 14/02/2020
Rooms: 9
Property Type: House
Land Size: 1141 sqm approx



26 Surkitt Blvd SALE 3850 (REI)

Agent Comments



Price: \$515,000
Method: Private Sale
Date: 29/11/2019
Rooms: 8
Property Type: House
Land Size: 987 sqm approx