

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 Julie Court, Sale Vic 3850

Indicative selling price

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

Single price \$519,000

Median sale price

Median price \$490,000

Property Type House

Suburb Sale

Period - From 01/10/2021

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	3 Pelican Ct SALE 3850	\$525,000	09/10/2022
2	9 The Blvd SALE 3850	\$517,000	02/11/2022
3	23b Patten St SALE 3850	\$515,000	10/06/2022

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:

12/11/2022 09:04



Property Type: House

Land Size: 811 sqm approx

Agent Comments

Comparable Properties



3 Pelican Ct SALE 3850 (REI/VG)



Price: \$525,000

Method: Private Sale

Date: 09/10/2022

Property Type: House

Land Size: 942 sqm approx

Agent Comments



9 The Blvd SALE 3850 (REI)



Price: \$517,000

Method: Private Sale

Date: 02/11/2022

Property Type: House

Land Size: 727 sqm approx

Agent Comments



23b Patten St SALE 3850 (REI)



Price: \$515,000

Method: Private Sale

Date: 10/06/2022

Property Type: House

Land Size: 575 sqm approx

Agent Comments