

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 Surkitt Boulevard, Sale Vic 3850

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$348,000

Property Type

House

Suburb

Sale

Period - From

03/03/2020

to

02/03/2021

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	92 Guthridge Pde SALE 3850	\$645,000	14/08/2020
2	8 Valetta St SALE 3850	\$630,000	27/04/2020
3	15 Page Ct SALE 3850	\$605,000	30/09/2020

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:

03/03/2021 16:26



Property Type: Land
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$649,000

Median House Price
03/03/2020 - 02/03/2021: \$348,000

Comparable Properties



92 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 14/08/2020
Rooms: 9
Property Type: House
Land Size: 1171 sqm approx



8 Valetta St SALE 3850 (VG)

Agent Comments



Price: \$630,000
Method: Sale
Date: 27/04/2020
Property Type: House (Res)
Land Size: 1325 sqm approx



15 Page Ct SALE 3850 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 30/09/2020
Property Type: House (Res)
Land Size: 1034 sqm approx