

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

47 Jackson Avenue, Sale Vic 3850

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

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	22 Treloar St SALE 3850	\$399,000	12/08/2022
2	6 Treloar St SALE 3850	\$357,000	09/08/2022
3	105 Patten St SALE 3850	\$350,000	16/08/2022

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:

25/10/2022 11:02



Property Type: House

Agent Comments

Comparable Properties



22 Treloar St SALE 3850 (VG)



Price: \$399,000

Method: Sale

Date: 12/08/2022

Property Type: House (Res)

Land Size: 639 sqm approx

Agent Comments



6 Treloar St SALE 3850 (VG)



Price: \$357,000

Method: Sale

Date: 09/08/2022

Property Type: House (Res)

Land Size: 798 sqm approx

Agent Comments



105 Patten St SALE 3850 (VG)



Price: \$350,000

Method: Sale

Date: 16/08/2022

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments