

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

16 Cherry Place, Sale Vic 3850

Indicative selling price

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

Single price

\$290,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/01/2023

to

31/12/2023

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	1 Simpson St SALE 3850	\$295,000	12/10/2023
2	6 Howard St SALE 3850	\$290,000	25/10/2023
3	8 Cherry PI SALE 3850	\$282,000	22/02/2023

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:

19/02/2024 15:16



3 1 0

Property Type: House
Land Size: 576 sqm approx
 Agent Comments

Indicative Selling Price
 \$290,000

Median House Price
 Year ending December 2023: \$480,000

Comparable Properties



1 Simpson St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$295,000
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 732 sqm approx



6 Howard St SALE 3850 (REI/VG)

Agent Comments

2 1 3

Price: \$290,000
Method: Private Sale
Date: 25/10/2023
Property Type: House
Land Size: 627 sqm approx



8 Cherry Pl SALE 3850 (REI/VG)

Agent Comments

2 1 2

Price: \$282,000
Method: Private Sale
Date: 22/02/2023
Property Type: House
Land Size: 682 sqm approx