

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

25 Buckley Street, Sale Vic 3850

Indicative selling price

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

Single price \$199,950

Median sale price

Median price \$325,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2017

to

31/03/2018

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 eighteen 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	121 Dawson St SALE 3850	\$212,000	23/03/2018
2	6 Overend Cr SALE 3850	\$180,000	09/03/2018
3	10 Buckley St SALE 3850	\$180,000	20/11/2017

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 eighteen months.



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Rooms:
Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$199,950
Median House Price
Year ending March 2018: \$325,000

Comparable Properties



121 Dawson St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$212,000
Method: Private Sale
Date: 23/03/2018
Rooms: 6
Property Type: House
Land Size: 539 sqm approx



6 Overend Cr SALE 3850 (VG)

Agent Comments

3 - -

Price: \$180,000
Method: Sale
Date: 09/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 591 sqm approx



10 Buckley St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$180,000
Method: Sale
Date: 20/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 1070 sqm approx