

# 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

17 Ibis Avenue, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$559,000

### Median sale price

Median price \$442,000

Property Type House

Suburb Sale

Period - From 01/10/2021

to 31/12/2021

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	5 Rosita Ct SALE 3850	\$559,000	21/12/2021
2	18 Surkitt Blvd SALE 3850	\$550,000	23/02/2022
3	11 Joseph St SALE 3850	\$549,000	18/03/2022

**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:

23/03/2022 16:06



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 780 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$559,000  
**Median House Price**  
December quarter 2021: \$442,000

## Comparable Properties



**5 Rosita Ct SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$559,000  
**Method:** Private Sale  
**Date:** 21/12/2021  
**Property Type:** House  
**Land Size:** 972.80 sqm approx



**18 Surkitt Blvd SALE 3850 (REI)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 23/02/2022  
**Property Type:** House  
**Land Size:** 671 sqm approx



**11 Joseph St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$549,000  
**Method:** Private Sale  
**Date:** 18/03/2022  
**Property Type:** House