

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

6 Casuarina Court, Sale Vic 3850

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$327,000

Property Type

House

Suburb

Sale

Period - From

11/05/2019

to

10/05/2020

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 Louise Ct SALE 3850	\$400,000	14/06/2019
2	8 Frances Ct SALE 3850	\$390,000	02/03/2020
3	50 Coverdale Dr SALE 3850	\$390,000	06/03/2019

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:

11/05/2020 09:36



Property Type: House (Previously Occupied - Detached)
Land Size: 891 sqm approx
 Agent Comments

Indicative Selling Price
 \$395,000

Median House Price
 11/05/2019 - 10/05/2020: \$327,000

Comparable Properties



1 Louise Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 14/06/2019
Rooms: 9
Property Type: House
Land Size: 702 sqm approx



8 Frances Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 02/03/2020
Rooms: 8
Property Type: House
Land Size: 886 sqm approx



50 Coverdale Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 06/03/2019
Rooms: 9
Property Type: House
Land Size: 1137 sqm approx