

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

22 Krista Court, Sale Vic 3850

Indicative selling price

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

Single price

\$449,500

Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

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.

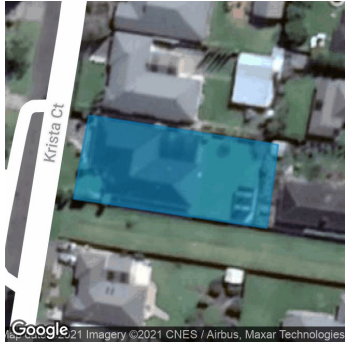
	Address of comparable property	Price	Date of sale
1	173 SOMERTON PARK Rd SALE 3850	\$455,000	14/07/2021
2	199 Somerton Park Rd SALE 3850	\$450,000	21/05/2021
3	13 Cranswick Cr SALE 3850	\$442,000	15/03/2020

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:

29/07/2021 10:10



3 2 3

Rooms: 6
Property Type: House
Land Size: 840 sqm approx
Agent Comments

Indicative Selling Price
\$449,500

Median House Price
June quarter 2021: \$392,250

Comparable Properties



173 SOMERTON PARK Rd SALE 3850 (REI)

Agent Comments

3 2 3

Price: \$455,000
Method: Private Sale
Date: 14/07/2021
Property Type: House



199 Somerton Park Rd SALE 3850 (REI)

Agent Comments

3 2 2

Price: \$450,000
Method: Private Sale
Date: 21/05/2021
Property Type: House
Land Size: 751 sqm approx



13 Cranswick Cr SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$442,000
Method: Private Sale
Date: 15/03/2020
Rooms: 7
Property Type: House
Land Size: 658 sqm approx