

# 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

9 Dryden Place, 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

\$399,500

### Median sale price

Median price

\$325,000

Property Type

House

Suburb

Sale

Period - From

13/01/2019

to

12/01/2020

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	4 The Boulevard SALE 3850	\$400,000	08/02/2019
3	19 Pelican Ct SALE 3850	\$400,000	23/07/2018

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:

13/01/2020 15:18



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$399,500

**Median House Price**  
13/01/2019 - 12/01/2020: \$325,000

## 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

**4 The Boulevard SALE 3850 (VG)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Sale  
**Date:** 08/02/2019  
**Property Type:** House (Res)  
**Land Size:** 840 sqm approx



**19 Pelican Ct SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 23/07/2018  
**Property Type:** House  
**Land Size:** 731 sqm approx