

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

24 Page 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 \$343,750

Property Type House

Suburb Sale

Period - From 01/01/2020

to 31/03/2020

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	33 Darling St SALE 3850	\$585,000	19/11/2019
2	26 Surkitt Blvd SALE 3850	\$515,000	29/11/2019
3	7 Bronzewing Gr SALE 3850	\$500,000	29/04/2019

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:

13/05/2020 22:31

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Indicative Selling Price

\$449,500

Median House Price

March quarter 2020: \$343,750

**Property Type:** Land**Land Size:** 755 sqm approx**Agent Comments**

Comparable Properties

**33 Darling St SALE 3850 (REI/VG)****Agent Comments****Price:** \$585,000**Method:** Private Sale**Date:** 19/11/2019**Rooms:** 9**Property Type:** House**Land Size:** 882 sqm approx**26 Surkitt Blvd SALE 3850 (REI/VG)****Agent Comments****Price:** \$515,000**Method:** Private Sale**Date:** 29/11/2019**Rooms:** 8**Property Type:** House**Land Size:** 987 sqm approx**7 Bronzewing Gr SALE 3850 (VG)****Agent Comments****Price:** \$500,000**Method:** Sale**Date:** 29/04/2019**Property Type:** House (Res)**Land Size:** 817 sqm approx