

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

1 Araluen Drive, Sale Vic 3850

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$397,250

Property Type House

Suburb Sale

Period - From 01/07/2021

to 30/09/2021

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	194 Macalister St SALE 3850	\$690,000	17/11/2021
2	198 Macalister St SALE 3850	\$670,000	30/06/2021
3	200 Macalister St SALE 3850	\$670,000	28/07/2021

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:

19/11/2021 20:29



Property Type: House (Previously Occupied - Detached)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



194 Macalister St SALE 3850 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 17/11/2021

Property Type: House

Land Size: 650 sqm approx

198 Macalister St SALE 3850 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 30/06/2021

Property Type: House (Res)

Land Size: 992 sqm approx



200 Macalister St SALE 3850 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 28/07/2021

Property Type: House

Land Size: 936 sqm approx