

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

4 Julie Court, Sale Vic 3850

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$295,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2018

to

30/06/2018

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 eighteen 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	3 Edward Ct SALE 3850	\$354,000	27/02/2017
2	8 San Luis Dr SALE 3850	\$350,000	05/10/2017
3	21 Helen Cr SALE 3850	\$340,000	05/06/2018

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 eighteen months.

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Indicative Selling Price
\$339,000

Median House Price
June quarter 2018: \$295,000



3 2 2

Rooms:
Property Type: House
Land Size: 811 sqm approx
Agent Comments

Comparable Properties



3 Edward Ct SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$354,000
Method: Private Sale
Date: 27/02/2017
Rooms: 7
Property Type: House
Land Size: 890 sqm approx



8 San Luis Dr SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$350,000
Method: Private Sale
Date: 05/10/2017
Rooms: 6
Property Type: House
Land Size: 623 sqm approx



21 Helen Cr SALE 3850 (REI)

Agent Comments

3 2 4

Price: \$340,000
Method: Private Sale
Date: 05/06/2018
Rooms: 8
Property Type: House