

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

12 Allambie Road, Sale Vic 3850

Indicative selling price

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

Single price

\$359,500

Median sale price

Median price

\$327,000

Property Type

House

Suburb

Sale

Period - From

31/01/2019

to

30/01/2020

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	18 Speechley Ct SALE 3850	\$360,000	22/11/2019
2	13 Pelican Ct SALE 3850	\$359,000	29/03/2019
3	18 Alameda Dr SALE 3850	\$355,000	02/12/2019

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:

31/01/2020 16:18



4 2 2

Property Type: House
Land Size: 850 sqm approx
Agent Comments

Indicative Selling Price
\$359,500

Median House Price
31/01/2019 - 30/01/2020: \$327,000

Comparable Properties



18 Speechley Ct SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$360,000
Method: Private Sale
Date: 22/11/2019
Rooms: 8
Property Type: House
Land Size: 664 sqm approx



13 Pelican Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$359,000
Method: Private Sale
Date: 29/03/2019
Rooms: 8
Property Type: House
Land Size: 772 sqm approx



18 Alameda Dr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$355,000
Method: Private Sale
Date: 02/12/2019
Rooms: 9
Property Type: House
Land Size: 726 sqm approx