

#### 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	11 Melanie Court, Sale Vic 3850
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$399,000

#### Median sale price

Median price	\$330,000	Hou	ise X	Unit		Suburb or locality	Sale
Period - From	01/10/2016	to	30/09/2017		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 42 Mark Av SALE 3850 \$399,500 09/05/2017 2 5 Thornley Ct SALE 3850 \$395,000 20/01/2017 3 2 Page Ct SALE 3850 \$385,000 24/07/2017

#### 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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Rooms:

Property Type: Land Land Size: 803 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$399,000 **Median House Price** 

Year ending September 2017: \$330,000

### Comparable Properties



42 Mark Av SALE 3850 (REI)



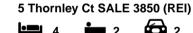




Price: \$399,500 Method: Private Sale Date: 09/05/2017

Rooms: 8

Property Type: House Land Size: 1285 sqm approx Agent Comments

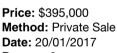












Rooms: 9

Property Type: House Land Size: 918 sqm approx **Agent Comments** 



2 Page Ct SALE 3850 (REI)





Price: \$385,000 Method: Private Sale Date: 24/07/2017

Rooms: 8

Property Type: House Land Size: 602 sqm approx Agent Comments

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288





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