

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

8 Wright Court, Sale Vic 3850

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality Sale

Period - From 01/04/2017

to

30/06/2017

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	72 Montgomery St SALE 3850	\$310,000	25/07/2017
2	65 Inglis St SALE 3850	\$296,000	04/09/2017
3	21 Valentine Cr SALE 3850	\$295,000	23/05/2017

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.~~



4 2 3

Rooms: 6

Property Type: House

Land Size: 679 sqm approx

Agent Comments

Comparable Properties



72 Montgomery St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$310,000

Method: Private Sale

Date: 25/07/2017

Rooms: 8

Property Type: House

Land Size: 790 sqm approx



65 Inglis St SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$296,000

Method: Auction Sale

Date: 04/09/2017

Rooms: -

Property Type: House



21 Valentine Cr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$295,000

Method: Sale

Date: 23/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 674 sqm approx