Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	2 Maitland Court, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$385,000

Median sale price

Median price	\$343,750	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2020	to	31/03/2020		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

Address of comparable property		Price	Date of sale
1	54 Woondella Blvd SALE 3850	\$379,000	10/07/2020
2	9 Krista Ct SALE 3850	\$376,000	30/03/2020
3	7 Speechley Ct SALE 3850	\$352,500	15/05/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	11/07/2020 10:44

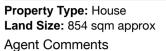




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> **Indicative Selling Price** \$385,000 **Median House Price**

March quarter 2020: \$343,750







Comparable Properties

54 Woondella Blvd SALE 3850 (REI)

— 3

Price: \$379.000 Method: Private Sale Date: 10/07/2020

Rooms: 7

Property Type: House Land Size: 630 sqm approx

9 Krista Ct SALE 3850 (REI/VG)





Price: \$376,000 Method: Private Sale Date: 30/03/2020

Rooms: 7

Property Type: House Land Size: 877 sqm approx

7 Speechley Ct SALE 3850 (VG)





Price: \$352,500 Method: Sale Date: 15/05/2020

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

Agent Comments

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