

# 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

2 Maitland Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$385,000

### Median sale price

Median price

\$343,750

Property 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		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 comparable properties 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



4   2   4

**Property Type:** House

**Land Size:** 854 sqm approx

Agent Comments

## Comparable Properties



**54 Woondella Blvd SALE 3850 (REI)**

Agent Comments

3   2   2

**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)**

Agent Comments

3   2   2

**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)**

Agent Comments

4   -   -

**Price:** \$352,500

**Method:** Sale

**Date:** 15/05/2020

**Property Type:** House (Res)

**Land Size:** 696 sqm approx