

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

15 Glomar Grove, Sale Vic 3850

Indicative selling price

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

Single price

\$250,000

Median sale price

Median price

\$329,000

Property Type

House

Suburb

Sale

Period - From

01/07/2019

to

30/06/2020

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 Weir St SALE 3850	\$280,000	17/02/2020
2	245 Dawson St SALE 3850	\$260,000	15/11/2019
3	184 Dawson St SALE 3850	\$257,500	17/12/2019

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:

16/09/2020 09:56



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Property Type: House
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
\$250,000

Median House Price
Year ending June 2020: \$329,000

Comparable Properties



18 Weir St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$280,000
Method: Sale
Date: 17/02/2020
Property Type: House (Res)
Land Size: 784 sqm approx



245 Dawson St SALE 3850 (REI)

Agent Comments

3 1 2

Price: \$260,000
Method: Private Sale
Date: 15/11/2019
Rooms: 5
Property Type: House
Land Size: 529 sqm approx



184 Dawson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$257,500
Method: Sale
Date: 17/12/2019
Property Type: House (Res)
Land Size: 614 sqm approx