

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

17 Ibis Avenue, Sale Vic 3850

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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 | 5 Rosita Ct SALE 3850 | \$559,000 | 21/12/2021 |
| 2 | 18 Surkitt Blvd SALE 3850 | \$550,000 | 23/02/2022 |
| 3 | 11 Joseph St SALE 3850 | \$549,000 | 18/03/2022 |

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:

23/03/2022 16:06



4 2 2

Rooms: 6

Property Type: House

Land Size: 780 sqm approx

Agent Comments

Comparable Properties



5 Rosita Ct SALE 3850 (REI/VG)

Agent Comments

5 3 2

Price: \$559,000

Method: Private Sale

Date: 21/12/2021

Property Type: House

Land Size: 972.80 sqm approx



18 Surkitt Blvd SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$550,000

Method: Private Sale

Date: 23/02/2022

Property Type: House

Land Size: 671 sqm approx



11 Joseph St SALE 3850 (REI)

Agent Comments

3 2 4

Price: \$549,000

Method: Private Sale

Date: 18/03/2022

Property Type: House