

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

519 Raymond Street, Sale Vic 3850

Indicative selling price

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

Single price

\$379,950

Median sale price

Median price

\$328,000

Property Type

House

Suburb

Sale

Period - From

16/09/2018

to

15/09/2019

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	65 Yuill Rd BUNDALAGUAH 3851	\$400,000	03/07/2018
2	1 Sheumack PI SALE 3850	\$389,500	24/04/2018
3	191 FOSTER St SALE 3850	\$380,000	07/06/2019

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:

16/09/2019 12:15



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$379,950

Median House Price
16/09/2018 - 15/09/2019: \$328,000

Comparable Properties



65 Yuill Rd BUNDALAGUAH 3851 (REI/VG)

Agent Comments

3 - 6

Price: \$400,000
Method: Private Sale
Date: 03/07/2018
Rooms: 5
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 331854 sqm approx



1 Sheumack PI SALE 3850 (REI/VG)

Agent Comments

3 2 4

Price: \$389,500
Method: Private Sale
Date: 24/04/2018
Rooms: 5
Property Type: House
Land Size: 666 sqm approx



191 FOSTER St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$380,000
Method: Private Sale
Date: 07/06/2019
Rooms: 5
Property Type: House
Land Size: 786 sqm approx