

# 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

26 Rebecca Drive, 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

\$435,000

### 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	65 Palmerston St SALE 3850	\$502,000	25/02/2019
2	84 Reeve St SALE 3850	\$446,921	09/10/2019
3	13 Cranswick Cr SALE 3850	\$442,000	15/03/2020

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:

06/06/2020 12:17

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**Indicative Selling Price**

\$435,000

**Median House Price**

March quarter 2020: \$343,750



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**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties

65 Palmerston St SALE 3850 (VG)

Agent Comments

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**Price:** \$502,000

**Method:** Sale

**Date:** 25/02/2019

**Property Type:** House (Res)

**Land Size:** 506 sqm approx

84 Reeve St SALE 3850 (VG)

Agent Comments

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**Price:** \$446,921

**Method:** Sale

**Date:** 09/10/2019

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



13 Cranswick Cr SALE 3850 (REI/VG)

Agent Comments

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**Price:** \$442,000

**Method:** Private Sale

**Date:** 15/03/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 658 sqm approx