

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

16 Marilyn Way, Sale Vic 3850

Indicative selling price

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

Single price \$359,950

Median sale price

Median price \$325,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2018

to

31/12/2018

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 eighteen 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	16 Redgum Ct SALE 3850	\$375,000	10/01/2019
2	1 Woondella Blvd SALE 3850	\$370,000	20/12/2018
3	22 Krista Ct SALE 3850	\$355,000	13/02/2019

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 eighteen months.



3 2 2

Rooms:

Property Type: House

Land Size: 926 sqm approx

Agent Comments

Comparable Properties



16 Redgum Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$375,000

Method: Private Sale

Date: 10/01/2019

Rooms: 7

Property Type: House

Land Size: 675 sqm approx



1 Woondella Blvd SALE 3850 (VG)

Agent Comments

3 - -

Price: \$370,000

Method: Sale

Date: 20/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 784 sqm approx



22 Krista Ct SALE 3850 (REI/VG)

Agent Comments

3 2 3

Price: \$355,000

Method: Private Sale

Date: 13/02/2019

Rooms: 6

Property Type: House

Land Size: 840 sqm approx