

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

31 Glebe Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$375,000

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	9 Krista Ct SALE 3850	\$376,000	30/03/2020
2	50 Woondella Blvd SALE 3850	\$370,000	10/06/2020
3	99 Woondella Blvd SALE 3850	\$355,000	10/12/2019

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:

10/07/2020 10:37



Property Type: Land
Agent Comments

Comparable Properties



9 Krista Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$376,000
Method: Private Sale
Date: 30/03/2020
Rooms: 7
Property Type: House
Land Size: 877 sqm approx



50 Woondella Blvd SALE 3850 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 10/06/2020
Rooms: 7
Property Type: House
Land Size: 504 sqm approx



99 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 10/12/2019
Rooms: 7
Property Type: House
Land Size: 622 sqm approx