

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

4 Redgum Court, Sale Vic 3850

Indicative selling price

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

Single price

\$569,000

Median sale price

Median price

\$387,250

Property Type

House

Suburb

Sale

Period - From

01/01/2021

to

31/03/2021

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	4 Papworth Dr SALE 3850	\$580,000	08/03/2021
2	91 Woondella Blvd SALE 3850	\$565,000	27/04/2020
3	12 LANSDOWNE St SALE 3850	\$580,000	23/03/2020

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:

09/07/2021 14:51

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Indicative Selling Price
\$569,000

Median House Price
March quarter 2021: \$387,250



Property Type: Land
Land Size: 549 sqm approx
Agent Comments

Comparable Properties



4 Papworth Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 08/03/2021
Property Type: House
Land Size: 711 sqm approx



91 Woondella Blvd SALE 3850 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 27/04/2020
Rooms: 7
Property Type: House
Land Size: 630 sqm approx



12 LANSLOWNE St SALE 3850 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 23/03/2020
Rooms: 7
Property Type: House
Land Size: 1041 sqm approx