

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

59 Market Street, Sale Vic 3850

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$329,975

Property Type

House

Suburb

Sale

Period - From

23/09/2018

to

22/09/2019

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	1 Louise Ct SALE 3850	\$400,000	14/06/2019
2	10 Homestead CI SALE 3850	\$399,000	27/03/2019
3	16 Redgum Ct SALE 3850	\$375,000	10/01/2019

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:

23/09/2019 09:50



3 0 2

Property Type: House (Previously Occupied - Detached)

Land Size: 332 sqm approx

Agent Comments

Indicative Selling Price
 \$389,000

Median House Price
 23/09/2018 - 22/09/2019: \$329,975

Comparable Properties


1 Louise Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$400,000

Method: Private Sale

Date: 14/06/2019

Rooms: 9

Property Type: House

Land Size: 702 sqm approx

10 Homestead CI SALE 3850 (VG)

Agent Comments

3 0 0

Price: \$399,000

Method: Sale

Date: 27/03/2019

Property Type: House (Res)

Land Size: 642 sqm approx

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