

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

8 Jennifer Court, Sale Vic 3850

Indicative selling price

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

Single price

\$595,000

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 | 2 Walker Ct SALE 3850 | \$587,000 | 08/04/2021 |
| 2 | 5 Hazel Ct SALE 3850 | \$575,000 | 15/07/2020 |
| 3 | 8 Valetta St SALE 3850 | \$630,000 | 27/04/2020 |

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:

17/06/2021 12:59



Property Type:
Divorce/Estate/Family Transfers
Land Size: 931 sqm approx
Agent Comments

Indicative Selling Price
\$595,000

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

Comparable Properties

2 Walker Ct SALE 3850 (VG)



Agent Comments

Price: \$587,000
Method: Sale
Date: 08/04/2021
Property Type: House (Res)
Land Size: 964 sqm approx



5 Hazel Ct SALE 3850 (VG)



Agent Comments

Price: \$575,000
Method: Sale
Date: 15/07/2020
Property Type: House (Res)
Land Size: 986 sqm approx



8 Valetta St SALE 3850 (VG)



Agent Comments

Price: \$630,000
Method: Sale
Date: 27/04/2020
Property Type: House (Res)
Land Size: 1325 sqm approx