

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 Wallace Street, Sale Vic 3850

Indicative selling price

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

Single price \$437,500

Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2017

to

31/12/2017

Source REIV

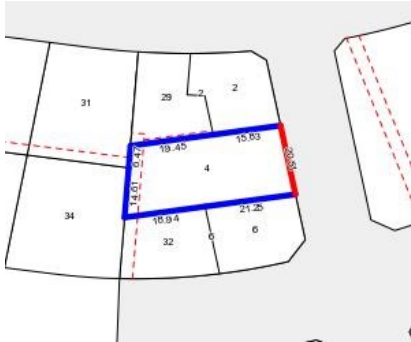
Comparable property sales (*Delete A or B below as applicable)

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	12 Casuarina Ct SALE 3850	\$435,000	16/10/2017
2	3 Dion Ct SALE 3850	\$432,000	05/05/2017
3	7 Marcus Ct SALE 3850	\$430,000	30/10/2017

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.



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



12 Casuarina Ct SALE 3850 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 16/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 1378 sqm approx



3 Dion Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$432,000

Method: Private Sale

Date: 05/05/2017

Rooms: -

Property Type: House

Land Size: 748 sqm approx



7 Marcus Ct SALE 3850 (VG)

Agent Comments



Price: \$430,000

Method: Sale

Date: 30/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 1230 sqm approx