

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 Frances Court, Sale Vic 3850

Indicative selling price

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

Single price

\$499,500

Median sale price

Median price

\$532,500

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/03/2022

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	22 Marilyn Way SALE 3850	\$500,000	04/04/2022
2	10 Wellington Dr SALE 3850	\$489,000	11/03/2022
3	30 Coverdale Dr SALE 3850	\$482,500	17/03/2022

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:

03/06/2022 17:07



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Property Type: House
Land Size: 870 sqm approx
Agent Comments

Indicative Selling Price
\$499,500

Median House Price
March quarter 2022: \$532,500

Comparable Properties



22 Marilyn Way SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000
Method: Private Sale
Date: 04/04/2022
Property Type: House
Land Size: 867 sqm approx



10 Wellington Dr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$489,000
Method: Private Sale
Date: 11/03/2022
Property Type: House
Land Size: 835 sqm approx



30 Coverdale Dr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$482,500
Method: Private Sale
Date: 17/03/2022
Property Type: House
Land Size: 759 sqm approx