

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 Acacia Court, Sale Vic 3850

Indicative selling price

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

Single price

\$589,950

Median sale price

Median price

\$320,000

Property Type

House

Suburb

Sale

Period - From

01/01/2019

to

31/12/2019

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	189 Foster St SALE 3850	\$700,000	26/04/2019
2	173 Stawell St SALE 3850	\$639,000	01/07/2019
3	33 Darling St SALE 3850	\$585,000	19/11/2019

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:

26/02/2020 17:16

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Indicative Selling Price

\$589,950

Median House Price

Year ending December 2019: \$320,000



4 2 4

Property Type: House

Land Size: 1173 sqm approx

Agent Comments

Comparable Properties



189 Foster St SALE 3850 (REI/VG)

Agent Comments

4 3 3

Price: \$700,000

Method: Private Sale

Date: 26/04/2019

Rooms: 11

Property Type: House

Land Size: 789 sqm approx



173 Stawell St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$639,000

Method: Private Sale

Date: 01/07/2019

Rooms: 9

Property Type: House

Land Size: 828 sqm approx



33 Darling St SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$585,000

Method: Private Sale

Date: 19/11/2019

Rooms: 9

Property Type: House

Land Size: 882 sqm approx