Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 21 Relph Avenue, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$599,000							
Median sale price								
Median price	\$485,000	Pro	operty Type Hou	ise	Suburb	Sale		
Period - From	06/03/2024	to	05/03/2025	Source	e Property	/ Data		

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.

Ade	dress of comparable property	Price	Date of sale
1	14 Relph Av SALE 3850	\$590,000	26/02/2025
2	26 Glebe Dr SALE 3850	\$625,000	15/01/2025
3	13 Speechley Ct SALE 3850	\$599,000	13/01/2025

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:

06/03/2025 09:55









Property Type: House Land Size: 807 sqm approx Agent Comments Indicative Selling Price \$599,000 Median House Price 06/03/2024 - 05/03/2025: \$485,000

Comparable Properties

14 Relph Av SALE 3850 (REI) Price: \$590,000 Method: Private Sale Date: 26/02/2025 Property Type: House Land Size: 537 sqm approx	Agent Comments
26 Glebe Dr SALE 3850 (REI/VG) 4 2 3 Price: \$625,000 Method: Private Sale Date: 15/01/2025 Property Type: House Land Size: 760 sqm approx	Agent Comments
13 Speechley Ct SALE 3850 (REI/VG) 4 2 3 Price: \$599,000 Method: Private Sale Date: 13/01/2025 Property Type: House Land Size: 756 sqm approx	Agent Comments

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