

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

Lot 1/8 Codrington Street, Sale Vic 3850

Indicative selling price

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

Single price

\$500,000

Median sale price

Median price

\$344,000

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	207 Desailly St SALE 3850	\$560,000	07/06/2019
2	76 Topping St SALE 3850	\$510,000	10/12/2018
3	2 Ross St SALE 3850	\$510,000	21/08/2018

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:

23/09/2019 14:23

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Property Type:
Agent Comments

Indicative Selling Price
\$500,000

Median House Price
June quarter 2019: \$344,000

Comparable Properties



207 Desailly St SALE 3850 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 07/06/2019
Rooms: 8
Property Type: House



76 Topping St SALE 3850 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 10/12/2018
Rooms: 8
Property Type: House



2 Ross St SALE 3850 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 21/08/2018
Rooms: 7
Property Type: House