

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

11 Sandra Court, Sale Vic 3850

Indicative selling price

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

Single price

\$355,000

Median sale price

Median price

\$352,500

Property Type

House

Suburb

Sale

Period - From

01/07/2020

to

30/09/2020

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	44 Montgomery St SALE 3850	\$363,000	09/11/2020
2	13 Pelican Ct SALE 3850	\$360,000	07/09/2020
3	509 Raymond St SALE 3850	\$355,000	06/10/2020

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:

09/01/2021 10:54



Property Type: House (New - Detached)

Land Size: 773 sqm approx

Agent Comments

Comparable Properties



44 Montgomery St SALE 3850 (VG)

Agent Comments



Price: \$363,000

Method: Sale

Date: 09/11/2020

Property Type: House (Res)

Land Size: 831 sqm approx



13 Pelican Ct SALE 3850 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 07/09/2020

Property Type: House (Res)

Land Size: 772 sqm approx



509 Raymond St SALE 3850 (VG)

Agent Comments



Price: \$355,000

Method: Sale

Date: 06/10/2020

Property Type: House (Res)

Land Size: 841 sqm approx