

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

81 Reeve Street, Sale Vic 3850

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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	12 Pelican Ct SALE 3850	\$355,000	24/09/2017
2	8 San Luis Dr SALE 3850	\$350,000	05/10/2017
3	12 Pelican Ct SALE 3850	\$350,000	24/08/2017

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 eighteen months.



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Rooms:**Property Type:** Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$349,000

Median House Price

Year ending September 2018: \$310,000

Comparable Properties

**12 Pelican Ct SALE 3850 (VG)**

Agent Comments

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Price: \$355,000**Method:** Sale**Date:** 24/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 768 sqm approx**8 San Luis Dr SALE 3850 (REI/VG)**

Agent Comments

3 2 2

Price: \$350,000**Method:** Private Sale**Date:** 05/10/2017**Rooms:** 6**Property Type:** House**Land Size:** 623 sqm approx**12 Pelican Ct SALE 3850 (REI)**

Agent Comments

3 2 3

Price: \$350,000**Method:** Private Sale**Date:** 24/08/2017**Rooms:** 8**Property Type:** House