

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

8 Frances Court, Sale Vic 3850

Indicative selling price

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

Single price

\$399,500

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Sale

Period - From

13/01/2019

to

12/01/2020

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	1 Louise Ct SALE 3850	\$400,000	14/06/2019
2	19 Pelican Ct SALE 3850	\$400,000	23/07/2018
3	23 Helen Cr SALE 3850	\$399,950	04/10/2018

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:

13/01/2020 09:46



Property Type: House (Previously Occupied - Detached)

Land Size: 886 sqm approx

Agent Comments

Indicative Selling Price
\$399,500

Median House Price
13/01/2019 - 12/01/2020: \$325,000

Comparable Properties



1 Louise Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 14/06/2019

Rooms: 9

Property Type: House

Land Size: 702 sqm approx



19 Pelican Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 23/07/2018

Property Type: House

Land Size: 731 sqm approx



23 Helen Cr SALE 3850 (VG)

Agent Comments



Price: \$399,950

Method: Sale

Date: 04/10/2018

Property Type: House (Res)

Land Size: 557 sqm approx