

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

143 Gibsons Road, Sale Vic 3850

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$330,000 House ☒ Unit ☐ Suburb or locality Sale

Period - From 01/10/2016 to 30/09/2017 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	19 Dowling Ct WURRUK 3850	\$570,000	07/04/2017
2	106 Somerton Park Rd SALE 3850	\$545,000	12/09/2017
3	16 The Ridge WURRUK 3850	\$520,000	03/11/2016

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.



Rooms: 6

Property Type: House

Land Size: 6897 sqm approx

Agent Comments

Comparable Properties



19 Dowling Ct WURRUK 3850 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 07/04/2017

Rooms: -

Property Type: House

Land Size: 20000 sqm approx



106 Somerton Park Rd SALE 3850 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 12/09/2017

Rooms: 7

Property Type: House

Land Size: 4110 sqm approx



16 The Ridge WURRUK 3850 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 03/11/2016

Rooms: 9

Property Type: House

Land Size: 4000 sqm approx