

# 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

3 Melaleuca Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$595,000

### Median sale price

Median price

\$532,500

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/03/2022

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	8 Jennifer Ct SALE 3850	\$606,000	13/07/2021
2	3 Canopus Ct SALE 3850	\$600,000	21/01/2022
3	10 Martin Ct SALE 3850	\$590,000	02/05/2022

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:

31/05/2022 10:12



**Property Type:** House

**Land Size:** 685 sqm approx

**Agent Comments**

## Comparable Properties



**8 Jennifer Ct SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$606,000

**Method:** Private Sale

**Date:** 13/07/2021

**Property Type:** House

**Land Size:** 931 sqm approx



**3 Canopus Ct SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$600,000

**Method:** Private Sale

**Date:** 21/01/2022

**Property Type:** House

**Land Size:** 865 sqm approx



**10 Martin Ct SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 02/05/2022

**Property Type:** House

**Land Size:** 1134 sqm approx