

# 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

13 Yvette Close, 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

\$439,500

### 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	216-218 Guthridge Pde SALE 3850	\$440,000	09/09/2020
2	18 Brennans Rd LONGFORD 3851	\$435,000	09/06/2020
3	47 Stevens St SALE 3850	\$427,000	03/09/2020

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:

04/11/2020 21:02



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**Property Type:** House (Res)  
**Land Size:** 836 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$439,500

**Median House Price**  
September quarter 2020: \$352,500

## Comparable Properties



**216-218 Guthridge Pde SALE 3850 (REI)**

Agent Comments

4   2   2

**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 09/09/2020  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 1432 sqm approx



**18 Brennans Rd LONGFORD 3851 (REI)**

Agent Comments

4   2   4

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 09/06/2020  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 2310 sqm approx



**47 Stevens St SALE 3850 (REI/VG)**

Agent Comments

4   3   3

**Price:** \$427,000  
**Method:** Private Sale  
**Date:** 03/09/2020  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 1014 sqm approx