

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

4 Aspect Court, Sale Vic 3850

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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	89 Woondella Blvd SALE 3850	\$420,000	13/01/2021
2	18 Redgum Ct SALE 3850	\$420,000	30/12/2020
3	6 Camellia Cl SALE 3850	\$395,000	30/09/2020

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:

22/02/2021 11:45

Victoria Cook

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Indicative Selling Price

\$385,000

Median House Price

December quarter 2020: \$405,000



3 2 2

Property Type: House

Land Size: 691 sqm approx

Agent Comments

Comparable Properties



89 Woondella Blvd SALE 3850 (VG)

Agent Comments

3 - -

Price: \$420,000

Method: Sale

Date: 13/01/2021

Property Type: House (Res)

Land Size: 612 sqm approx



18 Redgum Ct SALE 3850 (VG)

Agent Comments

3 - -

Price: \$420,000

Method: Sale

Date: 30/12/2020

Property Type: House (Res)

Land Size: 590 sqm approx



6 Camellia CI SALE 3850 (VG)

Agent Comments

3 - -

Price: \$395,000

Method: Sale

Date: 30/09/2020

Property Type: House (Res)

Land Size: 641 sqm approx