

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

80 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2017

to

31/12/2017

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	65 Patten St SALE 3850	\$297,000	01/12/2016
2	45 Macarthur St SALE 3850	\$295,000	20/03/2017
3	71 Montgomery St SALE 3850	\$290,000	20/06/2017

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.



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Rooms:
Property Type: House
Land Size: 687 sqm approx
 Agent Comments

Indicative Selling Price
 \$295,000
Median House Price
 Year ending December 2017: \$323,000

Comparable Properties


65 Patten St SALE 3850 (REI/VG)

Agent Comments

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Price: \$297,000
Method: Private Sale
Date: 01/12/2016
Rooms: 7
Property Type: House
Land Size: 925 sqm approx


45 Macarthur St SALE 3850 (VG)

Agent Comments

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Price: \$295,000
Method: Sale
Date: 20/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 1002 sqm approx


71 Montgomery St SALE 3850 (VG)

Agent Comments

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Price: \$290,000
Method: Sale
Date: 20/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm approx