

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 33 Buckley Street, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Single price \$348,000

Median sale price

Median price \$477,500

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/09/2023

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	33 Gibsons Rd SALE 3850	\$335,000	29/08/2023
2	59 Jackson Av SALE 3850	\$335,000	16/11/2023
3	9 Christie Ct SALE 3850	\$330,000	18/08/2023

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:

12/12/2023 08:57



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Property Type: House
Land Size: 568 sqm approx
Agent Comments

Indicative Selling Price
\$348,000
Median House Price
September quarter 2023: \$477,500

Comparable Properties



33 Gibsons Rd SALE 3850 (REI/VG)

Agent Comments

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Price: \$335,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 557 sqm approx



59 Jackson Av SALE 3850 (REI)

Agent Comments

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Price: \$335,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 755 sqm approx



9 Christie Ct SALE 3850 (VG)

Agent Comments

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Price: \$330,000
Method: Sale
Date: 18/08/2023
Property Type: House (Res)
Land Size: 613 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800