

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

8 Alison Court, Sale Vic 3850

Indicative selling price

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

Single price \$449,950

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	51 Stevens St SALE 3850	\$475,000	06/01/2020
2	17 Pelican Ct SALE 3850	\$465,000	18/09/2020
3	3 Dion Ct SALE 3850	\$440,000	30/09/2019

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:

20/01/2021 10:52



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Property Type: House

Land Size: 726 sqm approx

Agent Comments

Comparable Properties



51 Stevens St SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$475,000

Method: Private Sale

Date: 06/01/2020

Rooms: 8

Property Type: House

Land Size: 903 sqm approx



17 Pelican Ct SALE 3850 (VG)

Agent Comments

4 - -

Price: \$465,000

Method: Sale

Date: 18/09/2020

Property Type: House (Res)

Land Size: 833 sqm approx



3 Dion Ct SALE 3850 (REI)

Agent Comments

4 2 3

Price: \$440,000

Method: Private Sale

Date: 30/09/2019

Rooms: 8

Property Type: House