

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

19 Mccole Street, Sale Vic 3850

Indicative selling price

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

Single price \$149,000

Median sale price

Median price \$310,000 House ☒ Unit ☐ Suburb or locality Sale

Period - From 01/10/2017 to 30/09/2018 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	4 Elston Ct SALE 3850	\$150,000	06/03/2018
2	44 Stead St SALE 3850	\$150,000	09/11/2017
3	7 Howard St SALE 3850	\$146,000	07/05/2018

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: 571 sqm approx
Agent Comments

Indicative Selling Price
\$149,000

Median House Price
Year ending September 2018: \$310,000

Comparable Properties



4 Elston Ct SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$150,000
Method: Private Sale
Date: 06/03/2018
Rooms: 5
Property Type: House
Land Size: 554 sqm approx



44 Stead St SALE 3850 (REI/VG)

Agent Comments

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Price: \$150,000
Method: Private Sale
Date: 09/11/2017
Rooms: 6
Property Type: House
Land Size: 569 sqm approx



7 Howard St SALE 3850 (REI/VG)

Agent Comments

3 1 3

Price: \$146,000
Method: Private Sale
Date: 07/05/2018
Rooms: 6
Property Type: House
Land Size: 627 sqm approx