

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

13 Carter Street, Sale Vic 3850

Indicative selling price

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

Single price

\$489,000

Median sale price

Median price

\$397,250

Property Type

House

Suburb

Sale

Period - From

01/07/2021

to

30/09/2021

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	5 Sherrie Ct SALE 3850	\$492,000	18/08/2021
2	56 Topping St SALE 3850	\$485,000	20/07/2021
3	14 Railway PI SALE 3850	\$452,000	09/04/2021

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:

04/11/2021 15:54



Rooms: 9

Property Type: House (Res)

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



5 Sherrie Ct SALE 3850 (REI/VG)



Price: \$492,000

Method: Private Sale

Date: 18/08/2021

Property Type: House

Land Size: 950 sqm approx

Agent Comments



56 Topping St SALE 3850 (VG)



Price: \$485,000

Method: Sale

Date: 20/07/2021

Property Type: House (Res)

Land Size: 659 sqm approx

Agent Comments



14 Railway Pl SALE 3850 (REI)



Price: \$452,000

Method: Private Sale

Date: 09/04/2021

Property Type: House

Land Size: 556 sqm approx

Agent Comments