

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

32 Glebe Drive, Sale Vic 3850

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$310,000

House

X

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	13 Lazzaro Cr SALE 3850	\$472,000	20/06/2018
2	7 Carriage Ct SALE 3850	\$450,000	17/08/2018
3	11 Swan Lake Dr SALE 3850	\$450,000	08/08/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 760 sqm approx

Agent Comments

Comparable Properties



13 Lazzaro Cr SALE 3850 (REI/VG)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 20/06/2018

Rooms: -

Property Type: House

Land Size: 782 sqm approx



7 Carriage Ct SALE 3850 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 17/08/2018

Rooms: 7

Property Type: House



11 Swan Lake Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 08/08/2018

Rooms: -

Property Type: House

Land Size: 736 sqm approx