

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

23 Helen Crescent, Sale Vic 3850

Indicative selling price

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

Single price \$399,950

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2018

to

31/03/2018

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	9 Ashmore Ct SALE 3850	\$400,000	16/11/2017
2	30 Topping St SALE 3850	\$399,500	07/02/2018
3	2 Cranswick Cr SALE 3850	\$395,000	16/02/2018

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: 7**Property Type:** House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
 \$399,950

Median House Price
 March quarter 2018: \$350,000

Comparable Properties

9 Ashmore Ct SALE 3850 (VG)

Agent Comments

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Price: \$400,000**Method:** Sale**Date:** 16/11/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 919 sqm approx

30 Topping St SALE 3850 (REI/VG)

Agent Comments

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Price: \$399,500**Method:** Private Sale**Date:** 07/02/2018**Rooms:** 9**Property Type:** House**Land Size:** 619 sqm approx

2 Cranswick Cr SALE 3850 (REI/VG)

Agent Comments

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Price: \$395,000**Method:** Private Sale**Date:** 16/02/2018**Rooms:** 8**Property Type:** House**Land Size:** 894 sqm approx