

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 Cherry Place, Sale Vic 3850

Indicative selling price

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

Single price

\$269,500

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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	28 Howard St SALE 3850	\$275,000	05/09/2022
2	8 Stead St SALE 3850	\$265,000	22/08/2021
3	140 Raglan St SALE 3850	\$250,000	08/11/2021

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:

14/12/2022 15:12



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Rooms: 5
Property Type: House
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$269,500

Median House Price
September quarter 2022: \$472,500

Comparable Properties



28 Howard St SALE 3850 (REI/VG)

Agent Comments

2 1 -

Price: \$275,000
Method: Private Sale
Date: 05/09/2022
Property Type: House
Land Size: 696 sqm approx



8 Stead St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$265,000
Method: Sale
Date: 22/08/2021
Property Type: House (Res)
Land Size: 200 sqm approx



140 Raglan St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$250,000
Method: Sale
Date: 08/11/2021
Property Type: House (Res)
Land Size: 452 sqm approx