

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

2 Melanie Court, 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

\$371,000

Property Type

House

Suburb

Sale

Period - From

01/04/2020

to

31/03/2021

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	2/4 Birch PI SALE 3850	\$449,500	12/04/2021
2	120 Thomson St SALE 3850	\$435,000	11/05/2021
3	1/139 Reeve St SALE 3850	\$418,000	12/03/2021

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:

14/05/2021 10:22

Victoria Cook

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Indicative Selling Price

\$399,950

Median House Price

Year ending March 2021: \$371,000



Property Type:

Agent Comments

Comparable Properties



2/4 Birch PI SALE 3850 (REI)

Agent Comments



Price: \$449,500

Method: Private Sale

Date: 12/04/2021

Property Type: Townhouse (Single)



120 Thomson St SALE 3850 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 11/05/2021

Property Type: House

Land Size: 314 sqm approx



1/139 Reeve St SALE 3850 (REI)

Agent Comments



Price: \$418,000

Method: Private Sale

Date: 12/03/2021

Property Type: Townhouse (Single)

Land Size: 348 sqm approx