

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

19 Glomar Grove, Sale Vic 3850

Indicative selling price

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

Single price \$219,500

Median sale price

Median price \$300,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/07/2017

to

30/09/2017

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	196 Dawson St SALE 3850	\$219,000	29/08/2016
2	113 Patten St SALE 3850	\$218,000	03/10/2016
3	13 Christie Ct SALE 3850	\$217,500	14/07/2017

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.~~



3 1 1

Rooms:
Property Type: House
Land Size: 562 sqm approx
 Agent Comments

Indicative Selling Price
 \$219,500

Median House Price
 September quarter 2017: \$300,000

Comparable Properties


196 Dawson St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$219,000
Method: Sale
Date: 29/08/2016
Rooms: -
Property Type: House (Res)
Land Size: 587 sqm approx


113 Patten St SALE 3850 (REI/VG)

Agent Comments

3 1 3

Price: \$218,000
Method: Private Sale
Date: 03/10/2016
Rooms: -
Property Type: House
Land Size: 534 sqm approx


13 Christie Ct SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$217,500
Method: Private Sale
Date: 14/07/2017
Rooms: 6
Property Type: House
Land Size: 716 sqm approx