

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 Overend Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	14 Loughnan Ct WURRUK 3850	\$295,000	23/11/2021
2	138 Dawson St SALE 3850	\$278,000	19/11/2021
3	13 Overend Cr SALE 3850	\$275,000	19/11/2021

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:

16/03/2022 14:58



3 1 0

Rooms: 5
Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
\$289,000

Median House Price
December quarter 2021: \$442,000

Comparable Properties



14 Loughnan Ct WURRUK 3850 (VG)

Agent Comments

3 - -

Price: \$295,000
Method: Sale
Date: 23/11/2021
Property Type: House (Res)
Land Size: 660 sqm approx



138 Dawson St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$278,000
Method: Private Sale
Date: 19/11/2021
Property Type: House
Land Size: 589 sqm approx



13 Overend Cr SALE 3850 (VG)

Agent Comments

3 - -

Price: \$275,000
Method: Sale
Date: 19/11/2021
Property Type: House (Res)
Land Size: 592 sqm approx