

# 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

13 James Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$449,500

### Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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	19 Mark Av SALE 3850	\$470,000	03/09/2020
2	11 Langholme Ct SALE 3850	\$455,000	05/03/2021
3	171 Somerton Park Rd SALE 3850	\$452,500	07/07/2020

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:

15/03/2021 10:12



**Property Type:** House (Res)  
**Land Size:** 1550 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$449,500

**Median House Price**  
December quarter 2020: \$405,000

## Comparable Properties



**19 Mark Av SALE 3850 (VG)**

Agent Comments



**Price:** \$470,000  
**Method:** Sale  
**Date:** 03/09/2020  
**Property Type:** House (Res)  
**Land Size:** 1004 sqm approx



**11 Langholme Ct SALE 3850 (REI)**

Agent Comments



**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 05/03/2021  
**Rooms:** 7  
**Property Type:** House



**171 Somerton Park Rd SALE 3850 (VG)**

Agent Comments



**Price:** \$452,500  
**Method:** Sale  
**Date:** 07/07/2020  
**Property Type:** House (Res)  
**Land Size:** 1026 sqm approx