

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

21 Ruff Street, Sale Vic 3850

Indicative selling price

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

Single price \$175,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2017

to

30/06/2017

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	16 Jackson Av SALE 3850	\$180,000	24/04/2017
2	3 Alexandra Av SALE 3850	\$175,000	23/09/2016
3	23 Ray St SALE 3850	\$165,000	11/08/2016

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.~~



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 717 sqm approx
Agent Comments

Comparable Properties



16 Jackson Av SALE 3850 (REI/VG)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 24/04/2017
Rooms: 6
Property Type: House
Land Size: 750 sqm approx



3 Alexandra Av SALE 3850 (REI/VG)

Agent Comments



Price: \$175,000
Method: Private Sale
Date: 23/09/2016
Rooms: -
Property Type: House
Land Size: 673 sqm approx



23 Ray St SALE 3850 (REI/VG)

Agent Comments



Price: \$165,000
Method: Auction Sale
Date: 11/08/2016
Rooms: -
Property Type: House
Land Size: 654 sqm approx