

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

9 Valentine Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$368,000

Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

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	142 Macarthur St SALE 3850	\$375,000	19/02/2021
2	243 Guthridge Pde SALE 3850	\$350,000	04/06/2021
3	1 Buckley St SALE 3850	\$345,000	01/04/2021

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:

09/08/2021 16:54

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Property Type:
Agent Comments

Indicative Selling Price
\$368,000

Median House Price
June quarter 2021: \$392,250

Comparable Properties



142 Macarthur St SALE 3850 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 19/02/2021
Property Type: House
Land Size: 564 sqm approx



243 Guthridge Pde SALE 3850 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 04/06/2021
Property Type: House
Land Size: 972 sqm approx



1 Buckley St SALE 3850 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 01/04/2021
Property Type: House
Land Size: 693 sqm approx

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288