

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

18 Ellen Way, Sale Vic 3850

Indicative selling price

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

Single price \$419,000

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	34 Marilyn Way SALE 3850	\$420,000	10/01/2020
2	14 Janice Way SALE 3850	\$410,000	05/05/2020
3	75 Montgomery St SALE 3850	\$410,000	11/12/2019

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:

25/03/2021 09:42



Rooms: 7

Property Type: House

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



34 Marilyn Way SALE 3850 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 10/01/2020

Rooms: 8

Property Type: House

Land Size: 892 sqm approx



14 Janice Way SALE 3850 (VG)

Agent Comments



Price: \$410,000

Method: Sale

Date: 05/05/2020

Property Type: House (Res)

Land Size: 725 sqm approx



75 Montgomery St SALE 3850 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 11/12/2019

Rooms: 7

Property Type: House

Land Size: 838 sqm approx