

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 Casuarina Court, Sale Vic 3850

Indicative selling price

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

Single price

\$499,950

Median sale price

Median price

\$344,000

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	37 Lansdowne St SALE 3850	\$535,000	01/05/2019
2	13 Stevens St SALE 3850	\$530,000	26/04/2019
3	7 Ashmore Ct SALE 3850	\$525,000	03/12/2018

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:

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Indicative Selling Price

\$499,950

Median House Price

June quarter 2019: \$344,000



Property Type: Land

Agent Comments

Comparable Properties



37 Lansdowne St SALE 3850 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 01/05/2019

Rooms: 9

Property Type: House

Land Size: 1067 sqm approx



13 Stevens St SALE 3850 (REI/VG)

Agent Comments



Price: \$530,000

Method: Sold Before Auction

Date: 26/04/2019

Rooms: 10

Property Type: House (Res)

Land Size: 809 sqm approx



7 Ashmore Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 03/12/2018

Rooms: 11

Property Type: House

Land Size: 1006 sqm approx