

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 Krista Court, Sale Vic 3850

Indicative selling price

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

Single price \$399,500

Median sale price

Median price \$329,950

Property Type House

Suburb Sale

Period - From 25/09/2018

to

24/09/2019

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	10 Homestead CI SALE 3850	\$399,000	27/03/2019
2	1 Authors Way SALE 3850	\$390,000	31/10/2018
3	1 Sheumack PI SALE 3850	\$389,500	24/04/2018

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:

25/09/2019 16:14



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Property Type: House (Previously Occupied - Detached)
Land Size: 877 sqm approx
Agent Comments

Indicative Selling Price
\$399,500

Median House Price
25/09/2018 - 24/09/2019: \$329,950

Comparable Properties

10 Homestead CI SALE 3850 (VG)

Agent Comments

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Price: \$399,000
Method: Sale
Date: 27/03/2019
Property Type: House (Res)
Land Size: 642 sqm approx

1 Authors Way SALE 3850 (VG)

Agent Comments

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Price: \$390,000
Method: Sale
Date: 31/10/2018
Property Type: House (Res)
Land Size: 523 sqm approx



1 Sheumack PI SALE 3850 (REI/VG)

Agent Comments

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Price: \$389,500
Method: Private Sale
Date: 24/04/2018
Rooms: 5
Property Type: House
Land Size: 666 sqm approx