

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

130 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$352,500

Property Type

House

Suburb

Sale

Period - From

01/07/2020

to

30/09/2020

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	154a Patten St SALE 3850	\$380,000	15/07/2019
2	6 Casuarina Ct SALE 3850	\$360,000	06/08/2020
3	173 Raglan St SALE 3850	\$330,000	04/09/2020

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:

04/11/2020 16:50

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Indicative Selling Price
\$365,000

Median House Price
September quarter 2020: \$352,500



 5  3  4

Property Type: House
Agent Comments

Comparable Properties



154a Patten St SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$380,000
Method: Private Sale
Date: 15/07/2019
Rooms: 7
Property Type: House



6 Casuarina Ct SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$360,000
Method: Private Sale
Date: 06/08/2020
Rooms: 8
Property Type: House



173 Raglan St SALE 3850 (REI)

Agent Comments

 5  2  3

Price: \$330,000
Method: Private Sale
Date: 04/09/2020
Rooms: 9
Property Type: House