

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

2 Kelsey Court, Sale Vic 3850

Indicative selling price

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

Single price

\$499,500

Median sale price

Median price

\$397,250

Property Type

House

Suburb

Sale

Period - From

01/07/2021

to

30/09/2021

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	85 Fitzroy St SALE 3850	\$520,000	26/08/2021
2	102 Macalister St SALE 3850	\$505,000	05/07/2021
3	56 Topping St SALE 3850	\$485,000	20/07/2021

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:

10/11/2021 11:41



Property Type: Separate House and Curtilage
Agent Comments

Indicative Selling Price
\$499,500

Median House Price
September quarter 2021: \$397,250

Comparable Properties



85 Fitzroy St SALE 3850 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 26/08/2021
Property Type: House
Land Size: 326 sqm approx



102 Macalister St SALE 3850 (REI)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 05/07/2021
Property Type: House
Land Size: 627 sqm approx



56 Topping St SALE 3850 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 20/07/2021
Property Type: House (Res)
Land Size: 659 sqm approx