

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

14 Frances Court, Sale Vic 3850

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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	8 Wharf Ct SALE 3850	\$328,000	29/04/2018
2	24 Frances Ct SALE 3850	\$322,500	03/07/2017
3	9 Frances Ct SALE 3850	\$320,000	11/10/2018

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 eighteen months.



 4  1  3

Rooms:

Property Type: House

Land Size: 877 sqm approx

Agent Comments

Comparable Properties



8 Wharf Ct SALE 3850 (VG)

Agent Comments

 4  -  -

Price: \$328,000

Method: Sale

Date: 29/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 842 sqm approx



24 Frances Ct SALE 3850 (VG)

Agent Comments

 3  -  -

Price: \$322,500

Method: Sale

Date: 03/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 916 sqm approx



9 Frances Ct SALE 3850 (REI/VG)

Agent Comments

 4  2  6

Price: \$320,000

Method: Private Sale

Date: 11/10/2018

Rooms: 8

Property Type: House

Land Size: 1070 sqm approx