

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

1 Cantwell Drive, Sale Vic 3850

Indicative selling price

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

Single price \$579,950

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/07/2017

to

30/06/2018

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	83 Stevens St SALE 3850	\$565,002	24/03/2017
2	15 Page Ct SALE 3850	\$550,000	12/07/2018
3	30 Glebe Dr SALE 3850	\$516,250	19/01/2018

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.



Rooms:

Property Type: Land

Land Size: 809 sqm approx

Agent Comments

Comparable Properties



83 Stevens St SALE 3850 (REI/VG)

Agent Comments



Price: \$565,002

Method: Private Sale

Date: 24/03/2017

Rooms: 8

Property Type: House

Land Size: 1449 sqm approx



15 Page Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 12/07/2018

Rooms: 8

Property Type: House

Land Size: 1034 sqm approx



30 Glebe Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$516,250

Method: Private Sale

Date: 19/01/2018

Rooms: 7

Property Type: House

Land Size: 760 sqm approx