

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

6 Camellia Close, Sale Vic 3850

Indicative selling price

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

Single price

\$399,950

Median sale price

Median price

\$347,500

Property Type

House

Suburb

Sale

Period - From

01/04/2020

to

30/06/2020

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	13 Cranswick Cr SALE 3850	\$442,000	15/03/2020
2	8 Stuart PI SALE 3850	\$420,000	24/09/2019
3	25 Araluen Dr SALE 3850	\$405,000	18/06/2020

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:

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Victoria Cook
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Indicative Selling Price
\$399,950

Median House Price
June quarter 2020: \$347,500



Property Type: Land
Land Size: 641 sqm approx
Agent Comments

Comparable Properties



13 Cranswick Cr SALE 3850 (REI/VG)

Agent Comments



Price: \$442,000
Method: Private Sale
Date: 15/03/2020
Rooms: 7
Property Type: House
Land Size: 658 sqm approx

8 Stuart PI SALE 3850 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 24/09/2019
Property Type: House (Res)
Land Size: 824 sqm approx



25 Araluen Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 18/06/2020
Rooms: 6
Property Type: House
Land Size: 814 sqm approx