

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 Hakea Court, Sale Vic 3850

Indicative selling price

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

Single price \$619,950

Median sale price

Median price \$550,000

Property Type House

Suburb Sale

Period - From 01/04/2022

to 30/06/2022

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	192 Cunninghame St SALE 3850	\$615,000	18/04/2022
2	4 Thornton Ct SALE 3850	\$615,000	03/12/2021
3	6 Kaye Ct SALE 3850	\$612,000	03/11/2021

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:

06/10/2022 17:26



3 2 2

Property Type: House

Land Size: 744 sqm approx

Agent Comments

Comparable Properties



192 Cunninghame St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$615,000

Method: Sale

Date: 18/04/2022

Property Type: House (Res)

Land Size: 1012 sqm approx



4 Thornton Ct SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$615,000

Method: Private Sale

Date: 03/12/2021

Property Type: House

Land Size: 799 sqm approx



6 Kaye Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$612,000

Method: Private Sale

Date: 03/11/2021

Property Type: House

Land Size: 520 sqm approx