

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

12 Elston Court, Sale Vic 3850

Indicative selling price

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

Single price

\$240,000

Median sale price

Median price

\$330,000

Property Type

House

Suburb

Sale

Period - From

20/03/2019

to

19/03/2020

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	6 Templeton St SALE 3850	\$230,000	31/01/2020
2	47 Macarthur St SALE 3850	\$225,000	16/12/2019
3	30 Buckley St SALE 3850	\$215,000	17/01/2020

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:

20/03/2020 14:02



Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



6 Templeton St SALE 3850 (REI/VG)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 31/01/2020

Rooms: 6

Property Type: House

Land Size: 776 sqm approx



47 Macarthur St SALE 3850 (REI/VG)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 16/12/2019

Rooms: 5

Property Type: House

Land Size: 533 sqm approx



30 Buckley St SALE 3850 (REI)

Agent Comments



Price: \$215,000

Method: Private Sale

Date: 17/01/2020

Rooms: 5

Property Type: House

Land Size: 576 sqm approx