



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$306,000
Median House Price
March quarter 2017: \$348,500

Comparable Properties



20 Montgomery St SALE 3850 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 15/02/2017
Rooms: 8
Property Type: House



1 Inglis St SALE 3850 (REI)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 15/07/2016
Rooms: -
Property Type: House
Land Size: 843 sqm approx



66 Inglis St SALE 3850 (REI)

Agent Comments



Price: \$296,000
Method: Private Sale
Date: 14/02/2017
Rooms: 6
Property Type: House
Land Size: 1002 sqm approx

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 Frances Court, Sale Vic 3850

Indicative selling price

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

Single price \$306,000

Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

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
20 Montgomery St SALE 3850	\$310,000	15/02/2017
1 Inglis St SALE 3850	\$305,000	15/07/2016
66 Inglis St SALE 3850	\$296,000	14/02/2017