

# 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

22 Rhodes Drive, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$895,000

### Median sale price

Median price

\$327,000

Property Type

House

Suburb

Sale

Period - From

20/02/2019

to

19/02/2020

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	234 Gibsons Rd SALE 3850	\$920,000	02/05/2019
2	8 Teal La WURRUK 3850	\$865,000	23/01/2020
3	57 The Ridge WURRUK 3850	\$800,000	20/11/2018

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 18 months.~~

This Statement of Information was prepared on:

20/02/2020 16:35



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$895,000

**Median House Price**  
20/02/2019 - 19/02/2020: \$327,000

## Comparable Properties



**234 Gibsons Rd SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 02/05/2019  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 96000 sqm approx



**8 Teal La WURRUK 3850 (REI)**

**Agent Comments**



**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 23/01/2020  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 50740 sqm approx



**57 The Ridge WURRUK 3850 (REI/VG)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 20/11/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 7008 sqm approx