

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

3/12 Wright Court, Sale Vic 3850

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$337,000

Property Type

Unit

Suburb

Sale

Period - From

01/01/2023

to

31/12/2023

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	1/5 Elgin St SALE 3850	\$350,000	15/02/2024
2	14/61-65 Raglan St SALE 3850	\$345,000	16/01/2024
3	2/14-16 Carter St SALE 3850	\$320,000	15/02/2024

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:

21/02/2024 08:39

Victoria Cook
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Indicative Selling Price
\$280,000

Median Unit Price
Year ending December 2023: \$337,000



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Property Type: Unit
Agent Comments

Comparable Properties



1/5 Elgin St SALE 3850 (REI)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit



14/61-65 Raglan St SALE 3850 (REI)

Agent Comments

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Price: \$345,000
Method: Private Sale
Date: 16/01/2024
Property Type: Unit



2/14-16 Carter St SALE 3850 (REI)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit