

# 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

4 Simmons Court, Sale Vic 3850

### Indicative selling price

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

Single price \$835,000

### Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 30/06/2023

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	2 Wynd St SALE 3850	\$830,000	23/05/2023
2	10 Treadwell Dr SALE 3850	\$820,000	02/10/2023
3	27 Wallace St SALE 3850	\$755,000	01/06/2023

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:

07/10/2023 14:15



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**Rooms:** 9

**Property Type:** House

**Land Size:** 1141 sqm approx

Agent Comments

## Comparable Properties

### 2 Wynd St SALE 3850 (VG)

Agent Comments

4 - -

**Price:** \$830,000

**Method:** Sale

**Date:** 23/05/2023

**Property Type:** House (Res)

**Land Size:** 1165 sqm approx



### 10 Treadwell Dr SALE 3850 (REI)

Agent Comments

4 2 2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 02/10/2023

**Property Type:** House

**Land Size:** 870 sqm approx



### 27 Wallace St SALE 3850 (REI/VG)

Agent Comments

5 2 2

**Price:** \$755,000

**Method:** Private Sale

**Date:** 01/06/2023

**Property Type:** House

**Land Size:** 801 sqm approx