

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

26 Patten Street, Sale Vic 3850

Indicative selling price

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

Single price

\$539,900

Median sale price

Median price

\$532,500

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/03/2022

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 Victoria CI SALE 3850	\$575,000	13/01/2022
2	21 Pelican Ct SALE 3850	\$558,000	11/02/2022
3	70 Montgomery St SALE 3850	\$540,000	28/01/2022

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:

09/06/2022 09:21



Property Type: House

Land Size: 767 sqm approx

Agent Comments

Comparable Properties



1 Victoria CI SALE 3850 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 13/01/2022

Property Type: House

Land Size: 882 sqm approx



21 Pelican Ct SALE 3850 (VG)

Agent Comments



Price: \$558,000

Method: Sale

Date: 11/02/2022

Property Type: House (Res)

Land Size: 731 sqm approx



70 Montgomery St SALE 3850 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 28/01/2022

Property Type: House

Land Size: 800 sqm approx