

## 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

17 Greenaway Court, 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 \$445,000

#### Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2017

to

31/12/2017

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 eighteen 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	6 Relph Av SALE 3850	\$455,000	16/10/2016
2	12 King Av SALE 3850	\$447,500	22/11/2017
3	93 Stevens St SALE 3850	\$440,000	10/07/2017

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 eighteen months.

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**Indicative Selling Price**

\$445,000

**Median House Price**

Year ending December 2017: \$323,000



4 2 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 820 sqm approx

Agent Comments

## Comparable Properties

**6 Relph Av SALE 3850 (VG)**

Agent Comments

4 - -

**Price:** \$455,000

**Method:** Sale

**Date:** 16/10/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 724 sqm approx



**12 King Av SALE 3850 (REI)**

Agent Comments

4 2 2

**Price:** \$447,500

**Method:** Private Sale

**Date:** 22/11/2017

**Rooms:** 9

**Property Type:** House



**93 Stevens St SALE 3850 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$440,000

**Method:** Private Sale

**Date:** 10/07/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 1353 sqm approx