# 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<br>Including suburb or locality and postcode | 43 Jackson Avenue, Sale Vic 3850 |
|---|---|

## Indicative selling price

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

| Single price | $350,000 |
|---|---|

## Median sale price

| Median price | $515,000 | Property Type | House | Suburb | Sale |
|---|---|---|---|---|---|
| Period - From | 01/07/2024 | to 30/09/2024 | | 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     121 Dawson St SALE 3850 | $354,000 | 12/07/2024 |
| 2     4 Rolland St SALE 3850 | $352,000 | 01/05/2024 |
| 3     10 Shepherd Ct SALE 3850 | $340,000 | 26/05/2023 |

**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: | 25/10/2024 16:31

CONSUMER AFFAIRS VICTORIA

# 43 Jackson Avenue, Sale Vic 3850

**Indicative Selling Price**
$350,000
**Median House Price**
September quarter 2024: $515,000



🛏    🛁 -    🚗

**Property Type:**

Agent Comments

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# Comparable Properties



### 121 Dawson St SALE 3850 (REI/VG)

🛏 3    🛁 1    🚗 1

**Price:** $354,000
**Method:** Private Sale
**Date:** 12/07/2024
**Property Type:** House
**Land Size:** 506 sqm approx

Agent Comments

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### 4 Rolland St SALE 3850 (VG)

🛏 3    🛁 -    🚗 -

**Price:** $352,000
**Method:** Sale
**Date:** 01/05/2024
**Property Type:** House (Res)
**Land Size:** 625 sqm approx

Agent Comments

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### 10 Shepherd Ct SALE 3850 (REI/VG)

🛏 3    🛁 1    🚗 2

**Price:** $340,000
**Method:** Private Sale
**Date:** 26/05/2023
**Property Type:** House
**Land Size:** 649 sqm approx

Agent Comments

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