

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

7 Dion Court, Sale Vic 3850

Indicative selling price

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

Single price \$359,950

Median sale price

Median price \$352,500

Property Type House

Suburb Sale

Period - From 01/07/2020

to 30/09/2020

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	7 Polaris Dr SALE 3850	\$385,000	23/06/2020
2	6 Casuarina Ct SALE 3850	\$360,000	06/08/2020
3	18 Alameda Dr SALE 3850	\$355,000	02/12/2019

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:

30/11/2020 10:10

Victoria Cook

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Indicative Selling Price

\$359,950

Median House Price

September quarter 2020: \$352,500



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



7 Polaris Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 23/06/2020

Rooms: 9

Property Type: House

Land Size: 1400 sqm approx



6 Casuarina Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 06/08/2020

Rooms: 8

Property Type: House

Land Size: 891 sqm approx



18 Alameda Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 02/12/2019

Rooms: 9

Property Type: House

Land Size: 726 sqm approx