

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

2 Indra Court, Sale Vic 3850

Indicative selling price

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

Single price \$359,500

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality Sale

Period - From 01/10/2016

to

30/09/2017

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	34 Helen Cr SALE 3850	\$368,000	07/07/2017
2	46 Montgomery St SALE 3850	\$359,000	26/05/2017
3	35 Hutchison St SALE 3850	\$358,000	12/08/2017

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.~~



4
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 2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
\$359,500

Median House Price
Year ending September 2017: \$330,000

Comparable Properties



34 Helen Cr SALE 3850 (VG)

Agent Comments

4
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Price: \$368,000

Method: Sale

Date: 07/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 904 sqm approx



46 Montgomery St SALE 3850 (VG)

Agent Comments

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Price: \$359,000

Method: Sale

Date: 26/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 792 sqm approx



35 Hutchison St SALE 3850 (REI)

Agent Comments

4
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 4

Price: \$358,000

Method: Private Sale

Date: 12/08/2017

Rooms: 9

Property Type: House