

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

1500 Maffra-sale Road, Sale Vic 3850

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$347,500

Property Type

House

Suburb

Sale

Period - From

01/04/2020

to

30/06/2020

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	4 Jess Ct WURRUK 3850	\$742,500	02/12/2019
2	154 Macalister St SALE 3850	\$740,000	27/05/2019
3	1 Macalister St SALE 3850	\$715,000	11/04/2019

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:

21/07/2020 11:18



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

Agent Comments

Comparable Properties



4 Jess Ct WURRUK 3850 (REI/VG)

Agent Comments



Price: \$742,500

Method: Private Sale

Date: 02/12/2019

Rooms: 10

Property Type: House

Land Size: 4862 sqm approx



154 Macalister St SALE 3850 (VG)

Agent Comments



Price: \$740,000

Method: Sale

Date: 27/05/2019

Property Type: House (Res)

Land Size: 1278 sqm approx



1 Macalister St SALE 3850 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 11/04/2019

Rooms: 8

Property Type: House

Land Size: 1944 sqm approx