

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1075 sqm approx

Agent Comments

Indicative Selling Price

\$419,500

Median House Price

March quarter 2017: \$348,500

Comparable Properties

**47 Elgin St SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$416,000**Method:** Auction Sale**Date:** 09/07/2016**Rooms:** 5**Property Type:** House (Res)**Land Size:** 790 sqm approx**10 Willow Ct SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$415,000**Method:** Auction Sale**Date:** 12/11/2016**Rooms:** 6**Property Type:** House (Res)**Land Size:** 626 sqm approx**4 Victoria Cl SALE 3850 (REI/VG)**

Agent Comments

**Price:** \$412,000**Method:** Private Sale**Date:** 13/01/2017**Rooms:** 8**Property Type:** House**Land Size:** 974 sqm approx

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

6 Julie Court, Sale Vic 3850

Indicative selling price

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

Single price \$419,500

Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

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
47 Elgin St SALE 3850	\$416,000	09/07/2016
10 Willow Ct SALE 3850	\$415,000	12/11/2016
4 Victoria Cl SALE 3850	\$412,000	13/01/2017