

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

33 Janice Way, Sale Vic 3850

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2018

to

31/03/2019

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	28 Helen Cr SALE 3850	\$365,000	18/04/2019
2	5 Valetta St SALE 3850	\$365,000	23/02/2018
3	19 The Boulevard SALE 3850	\$363,000	29/04/2019

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 eighteen months.



4 -

Rooms:
Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
 \$365,000

Median House Price
 Year ending March 2019: \$323,000

Comparable Properties


28 Helen Cr SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$365,000

Method: Private Sale

Date: 18/04/2019

Rooms: 8

Property Type: House

Land Size: 808 sqm approx

5 Valetta St SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$365,000

Method: Private Sale

Date: 23/02/2018

Rooms: 8

Property Type: House

Land Size: 753 sqm approx

19 The Boulevard SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$363,000

Method: Private Sale

Date: 29/04/2019

Rooms: 8

Property Type: House

Land Size: 828 sqm approx