

# 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

5 Louise Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$675,000

### Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 31/03/2024

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	16-18 Lansdowne St SALE 3850	\$703,000	10/05/2024
2	88 Guthridge Pde SALE 3850	\$687,500	01/03/2024
3	3 Dion Ct SALE 3850	\$665,000	27/11/2023

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:

14/06/2024 16:52

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**Indicative Selling Price**

\$675,000

**Median House Price**

Year ending March 2024: \$485,000



 5  2  4

**Property Type:** House

**Land Size:** 756 sqm approx

**Agent Comments**

## Comparable Properties



**16-18 Lansdowne St SALE 3850 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$703,000

**Method:** Private Sale

**Date:** 10/05/2024

**Property Type:** House

**Land Size:** 1019 sqm approx



**88 Guthridge Pde SALE 3850 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$687,500

**Method:** Private Sale

**Date:** 01/03/2024

**Property Type:** House

**Land Size:** 1085 sqm approx



**3 Dion Ct SALE 3850 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$665,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** House

**Land Size:** 748 sqm approx