

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

9 Helen Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$288,000

Median sale price

Median price

\$300,000

House

X

Unit

Suburb or locality

Sale

Period - From

01/07/2017

to

30/09/2017

Source

REIV

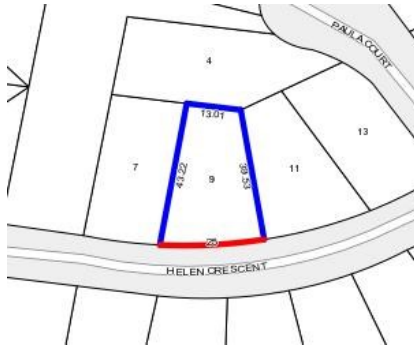
Comparable property sales (*Delete A or B below as applicable)

- 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	65 Inglis St SALE 3850	\$296,000	04/09/2017
2	66 Inglis St SALE 3850	\$296,000	14/02/2017
3	5 Katherine Ct SALE 3850	\$282,000	29/09/2016

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$288,000

Median House Price
September quarter 2017: \$300,000

Comparable Properties



65 Inglis St SALE 3850 (REI)

Agent Comments



Price: \$296,000
Method: Auction Sale
Date: 04/09/2017
Rooms: -
Property Type: House



66 Inglis St SALE 3850 (REI)

Agent Comments



Price: \$296,000
Method: Private Sale
Date: 14/02/2017
Rooms: 6
Property Type: House
Land Size: 1002 sqm approx



5 Katherine Ct SALE 3850 (REI)

Agent Comments



Price: \$282,000
Method: Private Sale
Date: 29/09/2016
Rooms: -
Property Type: House