

## 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

19 Ibis Avenue, Sale Vic 3850

#### Indicative selling price

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

Single price \$345,000

#### 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 | 8 San Luis Dr SALE 3850        | \$350,000 | 05/10/2017   |
| 2 | 12 Pelican Ct SALE 3850        | \$350,000 | 24/08/2017   |
| 3 | 9 Rue Grande Monde SALE 3850   | \$346,500 | 22/08/2017   |

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.~~



 3  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$345,000

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

## Comparable Properties



**8 San Luis Dr SALE 3850 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 05/10/2017  
**Rooms:** 6  
**Property Type:** House



**12 Pelican Ct SALE 3850 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 24/08/2017  
**Rooms:** 8  
**Property Type:** House



**9 Rue Grande Monde SALE 3850 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$346,500  
**Method:** Private Sale  
**Date:** 22/08/2017  
**Rooms:** 8  
**Property Type:** House