

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 Coverdale Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$309,950

Median sale price

Median price

\$343,750

Property Type

House

Suburb

Sale

Period - From

01/01/2020

to

31/03/2020

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	62 Montgomery St SALE 3850	\$372,000	30/04/2020
2	159 Stawell St SALE 3850	\$357,000	26/02/2020
3	32 Alameda Dr SALE 3850	\$345,000	17/04/2020

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:

06/06/2020 12:29

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Indicative Selling Price

\$309,950

Median House Price

March quarter 2020: \$343,750



Property Type: House (Res)

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



62 Montgomery St SALE 3850 (REI/VG)

Agent Comments



Price: \$372,000

Method: Private Sale

Date: 30/04/2020

Rooms: 8

Property Type: House

Land Size: 800 sqm approx



159 Stawell St SALE 3850 (REI/VG)

Agent Comments



Price: \$357,000

Method: Private Sale

Date: 26/02/2020

Rooms: 7

Property Type: House

Land Size: 675 sqm approx



32 Alameda Dr SALE 3850 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 17/04/2020

Rooms: 7

Property Type: House