

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

12 Langholme Court, Sale Vic 3850

Indicative selling price

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

Single price

\$399,950

Median sale price

Median price

\$338,000

Property Type

House

Suburb

Sale

Period - From

01/10/2019

to

30/09/2020

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 | 14 Janice Way SALE 3850 | \$410,000 | 05/05/2020 |
| 2 | 16 San Luis Dr SALE 3850 | \$390,000 | 21/07/2020 |
| 3 | 4 Gooch Ct SALE 3850 | \$390,000 | 22/05/2020 |

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:

21/10/2020 08:17



 4  2  2

Property Type: House

Land Size: 767 sqm approx

Agent Comments

Comparable Properties



14 Janice Way SALE 3850 (VG)

Agent Comments

 4  -  -

Price: \$410,000

Method: Sale

Date: 05/05/2020

Property Type: House (Res)

Land Size: 725 sqm approx



16 San Luis Dr SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$390,000

Method: Private Sale

Date: 21/07/2020

Rooms: 9

Property Type: House

Land Size: 707 sqm approx



4 Gooch Ct SALE 3850 (REI/VG)

Agent Comments

 4  2  2

Price: \$390,000

Method: Private Sale

Date: 22/05/2020

Rooms: 8

Property Type: House

Land Size: 683 sqm approx