

# 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

6 Julie Court, 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 \$739,000

### Median sale price

Median price \$515,000

Property Type House

Suburb Sale

Period - From 01/07/2024

to 30/09/2024

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	10 Pelican Ct SALE 3850	\$700,000	10/09/2024
2	48 Guthridge Pde SALE 3850	\$750,000	30/07/2024
3	10 Callistemon Ct SALE 3850	\$745,000	22/07/2024

**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:

21/11/2024 16:07



4   2   3

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 1075 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$739,000  
**Median House Price**  
September quarter 2024: \$515,000

## Comparable Properties



**10 Pelican Ct SALE 3850 (REI/VG)**

[Agent Comments](#)

4   2   4

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 10/09/2024  
**Property Type:** House  
**Land Size:** 872 sqm approx



**48 Guthridge Pde SALE 3850 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 30/07/2024  
**Property Type:** House  
**Land Size:** 1346 sqm approx



**10 Callistemon Ct SALE 3850 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 22/07/2024  
**Property Type:** House  
**Land Size:** 840 sqm approx

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800



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