

# 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 Kaye 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 \$595,000

### Median sale price

Median price \$392,250

Property Type House

Suburb Sale

Period - From 01/04/2021

to 30/06/2021

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 | 8 Jennifer Ct SALE 3850        | \$606,000 | 13/07/2021   |
| 2 | 2 Burling Ct SALE 3850         | \$595,000 | 23/07/2021   |
| 3 | 2 Walker Ct SALE 3850          | \$587,000 | 08/04/2021   |

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:

21/09/2021 12:17



4 2 2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**8 Jennifer Ct SALE 3850 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$606,000

**Method:** Private Sale

**Date:** 13/07/2021

**Property Type:** House

**Land Size:** 931 sqm approx

**2 Burling Ct SALE 3850 (VG)**

**Agent Comments**

3 - -

**Price:** \$595,000

**Method:** Sale

**Date:** 23/07/2021

**Property Type:** House (Res)

**Land Size:** 500 sqm approx

**2 Walker Ct SALE 3850 (VG)**

**Agent Comments**

3 - -

**Price:** \$587,000

**Method:** Sale

**Date:** 08/04/2021

**Property Type:** House (Res)

**Land Size:** 964 sqm approx