

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 Capella Court, Sale Vic 3850

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2017

to

30/09/2018

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	31 Montgomery St SALE 3850	\$385,000	21/05/2018
2	2 Monique Cl SALE 3850	\$365,000	23/10/2017
3	211 Somerton Park Rd SALE 3850	\$360,000	19/02/2018

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.

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Indicative Selling Price

\$365,000

Median House Price

Year ending September 2018: \$310,000



3 2 2

Rooms:**Property Type:** House**Land Size:** 212 sqm approx**Agent Comments**

Comparable Properties

**31 Montgomery St SALE 3850 (REI/VG)****Agent Comments**

3 2 2

Price: \$385,000**Method:** Private Sale**Date:** 21/05/2018**Rooms:** 9**Property Type:** House**Land Size:** 843 sqm approx**2 Monique CI SALE 3850 (REI/VG)****Agent Comments**

3 2 2

Price: \$365,000**Method:** Private Sale**Date:** 23/10/2017**Rooms:** 8**Property Type:** House**Land Size:** 1176 sqm approx**211 Somerton Park Rd SALE 3850 (VG)****Agent Comments**

3 - -

Price: \$360,000**Method:** Sale**Date:** 19/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 758 sqm approx