

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

16 King Avenue, Sale Vic 3850

Indicative selling price

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

Single price \$344,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2018

to

31/03/2018

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	9 Rue Grande Monde SALE 3850	\$346,500	22/08/2017
2	2 Indra Ct SALE 3850	\$345,000	19/02/2018
3	3 Hazel Ct SALE 3850	\$345,000	24/03/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price

\$344,000

Median House Price

March quarter 2018: \$350,000

Comparable Properties



9 Rue Grande Monde SALE 3850 (REI/VG)

Agent Comments



Price: \$346,500

Method: Private Sale

Date: 22/08/2017

Rooms: 8

Property Type: House

Land Size: 657 sqm approx



2 Indra Ct SALE 3850 (REI)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 19/02/2018

Rooms: 8

Property Type: House



3 Hazel Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 24/03/2017

Rooms: 10

Property Type: House

Land Size: 997 sqm approx