

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 Story Street, Sale Vic 3850

Indicative selling price

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

Single price \$375,000

Median sale price

Median price \$328,000

Property Type House

Suburb Sale

Period - From 16/09/2018

to 15/09/2019

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	16 Redgum Ct SALE 3850	\$375,000	10/01/2019
2	26 Relph Av SALE 3850	\$375,000	16/05/2018
3	4 Authors Way SALE 3850	\$375,000	14/05/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019 10:24



Property Type: House (Res)
Land Size: 450 sqm approx
 Agent Comments

Indicative Selling Price
 \$375,000

Median House Price
 16/09/2018 - 15/09/2019: \$328,000

Comparable Properties



16 Redgum Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 10/01/2019
Rooms: 7
Property Type: House
Land Size: 675 sqm approx



26 Relph Av SALE 3850 (REI/VG)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 16/05/2018
Rooms: 7
Property Type: House
Land Size: 684 sqm approx

4 Authors Way SALE 3850 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 14/05/2018
Property Type: House (Res)
Land Size: 455 sqm approx