

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

4 Polaris Drive, Sale Vic 3850

Indicative selling price

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

Single price \$339,950

Median sale price

Median price \$343,750

Property Type House

Suburb Sale

Period - From 01/01/2020

to 31/03/2020

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 Frances Ct SALE 3850	\$390,000	02/03/2020
2	62 Montgomery St SALE 3850	\$372,000	30/04/2020
3	20 Pelican Ct SALE 3850	\$350,000	27/03/2020

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:

17/06/2020 17:23



Property Type: House

Land Size: 1134.575 sqm approx

Agent Comments

Comparable Properties



8 Frances Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 02/03/2020

Rooms: 8

Property Type: House

Land Size: 886 sqm approx



62 Montgomery St SALE 3850 (REI/VG)

Agent Comments



Price: \$372,000

Method: Private Sale

Date: 30/04/2020

Rooms: 8

Property Type: House

Land Size: 800 sqm approx



20 Pelican Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 27/03/2020

Rooms: 7

Property Type: House

Land Size: 731 sqm approx