

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

34 Helen Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$352,500

Property Type

House

Suburb

Sale

Period - From

01/07/2020

to

30/09/2020

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	17 Pelican Ct SALE 3850	\$465,000	18/09/2020
2	216-218 Guthridge Pde SALE 3850	\$440,000	09/09/2020
3	3 Dion Ct SALE 3850	\$440,000	15/11/2019

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:

02/12/2020 09:45

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Indicative Selling Price

\$435,000

Median House Price

September quarter 2020: \$352,500



4 2 2

Property Type: House

Land Size: 904 sqm approx

Agent Comments

Comparable Properties



17 Pelican Ct SALE 3850 (VG)

Agent Comments

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Price: \$465,000

Method: Sale

Date: 18/09/2020

Property Type: House (Res)

Land Size: 833 sqm approx



216-218 Guthridge Pde SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$440,000

Method: Private Sale

Date: 09/09/2020

Rooms: 9

Property Type: House

Land Size: 1432 sqm approx



3 Dion Ct SALE 3850 (VG)

Agent Comments

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Price: \$440,000

Method: Sale

Date: 15/11/2019

Property Type: House (Res)

Land Size: 748 sqm approx