

# 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

3 Ashley Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$549,500

### Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	8 Willow Ct SALE 3850	\$557,000	25/02/2022
2	8 Casuarina Ct SALE 3850	\$525,000	05/03/2022
3			

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.~~

This Statement of Information was prepared on:

10/03/2022 15:13



**Property Type:** Land  
**Land Size:** 843 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$549,500

**Median House Price**  
December quarter 2021: \$442,000

## Comparable Properties



### 8 Willow Ct SALE 3850 (REI/VG)



**Price:** \$557,000  
**Method:** Private Sale  
**Date:** 25/02/2022  
**Property Type:** House  
**Land Size:** 587 sqm approx

**Agent Comments**



### 8 Casuarina Ct SALE 3850 (REI)



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 05/03/2022  
**Property Type:** House

**Agent Comments**

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.