

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 Yvette Close, Sale Vic 3850

Indicative selling price

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

Single price

\$449,950

Median sale price

Median price

\$338,000

Property Type

House

Suburb

Sale

Period - From

01/10/2019

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	94A Palmerston St SALE 3850	\$459,000	20/11/2020
2	35 Glebe Dr SALE 3850	\$455,000	08/10/2020
3	31 Stevens St SALE 3850	\$440,000	09/11/2020

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:

07/01/2021 13:56



Property Type:
Agent Comments

Indicative Selling Price
\$449,950

Median House Price
Year ending September 2020: \$338,000

Comparable Properties



94A Palmerston St SALE 3850 (VG)

Agent Comments



Price: \$459,000
Method: Sale
Date: 20/11/2020
Property Type: House (Res)
Land Size: 552 sqm approx



35 Glebe Dr SALE 3850 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 08/10/2020
Property Type: House (Res)
Land Size: 716 sqm approx



31 Stevens St SALE 3850 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 09/11/2020
Property Type: House (Res)
Land Size: 672 sqm approx