## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	6 Yvette Close, Sale Vic 3850
Including suburb or	
locality and postcode	

#### 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	Pro	perty 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

Add	dress 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

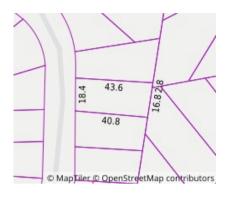
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









Indicative Selling Price \$449,950 Median House Price Year ending September 2020: \$338,000

## Comparable Properties



94A Palmerston St SALE 3850 (VG)

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Method: Sale
Date: 20/11/2020
Property Type: Ho

Price: \$459,000

Property Type: House (Res) Land Size: 552 sqm approx

**Agent Comments** 



35 Glebe Dr SALE 3850 (VG)

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Price: \$455,000 Method: Sale

**Date:** 08/10/2020 **Property Type:** House (Res) **Land Size:** 716 sqm approx **Agent Comments** 



31 Stevens St SALE 3850 (VG)

**—** 3





Price: \$440,000 Method: Sale Date: 09/11/2020

**Property Type:** House (Res) **Land Size:** 672 sqm approx

Agent Comments

**Account** - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



