

# 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

59 Patten Street, 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

\$370,000

### Median sale price

Median price

\$405,000

Property Type

House

Suburb

Sale

Period - From

01/10/2020

to

31/12/2020

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                              | 24 Patten St SALE 3850 | \$410,000 | 07/08/2019   |
| 2                              | 7 Pelican Ct SALE 3850 | \$405,000 | 06/11/2020   |
| 3                              | 3 Walker Ct SALE 3850  | \$401,500 | 19/10/2020   |

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:

22/01/2021 11:56



**Property Type:** House (Res)

**Land Size:** 434 sqm approx

Agent Comments

## Comparable Properties



**24 Patten St SALE 3850 (VG)**

Agent Comments



**Price:** \$410,000

**Method:** Sale

**Date:** 07/08/2019

**Property Type:** House (Res)

**Land Size:** 786 sqm approx



**7 Pelican Ct SALE 3850 (VG)**

Agent Comments



**Price:** \$405,000

**Method:** Sale

**Date:** 06/11/2020

**Property Type:** House (Res)

**Land Size:** 762 sqm approx



**3 Walker Ct SALE 3850 (VG)**

Agent Comments



**Price:** \$401,500

**Method:** Sale

**Date:** 19/10/2020

**Property Type:** House (Res)

**Land Size:** 1539 sqm approx