

# 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

17 Treloar 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

\$350,000

### Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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	6 Treloar St SALE 3850	\$357,000	09/08/2022
2	1 Shepherd Ct SALE 3850	\$350,000	28/09/2021
3	5 Chalmer Ct SALE 3850	\$349,000	26/11/2021

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:

25/10/2022 12:33



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 750 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$350,000

**Median House Price**  
September quarter 2022: \$472,500

## Comparable Properties



### 6 Treloar St SALE 3850 (VG)

**Agent Comments**



**Price:** \$357,000  
**Method:** Sale  
**Date:** 09/08/2022  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx



### 1 Shepherd Ct SALE 3850 (VG)

**Agent Comments**



**Price:** \$350,000  
**Method:** Sale  
**Date:** 28/09/2021  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



### 5 Chalmer Ct SALE 3850 (REI/VG)

**Agent Comments**



**Price:** \$349,000  
**Method:** Private Sale  
**Date:** 26/11/2021  
**Property Type:** House  
**Land Size:** 664 sqm approx