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 Relph Avenue, Sale Vic 3850

Indicative selling price

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

Single price $515,000

Median sale price

Median price	$347,500	Property Type	House	Suburb	Sale
Period - From	01/04/2020	to	30/06/2020	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	33 Darling St SALE 3850	$585,000	19/11/2019
2	91 Woondella Blvd SALE 3850	$565,000	27/04/2020
3	7 Relph Av SALE 3850	$540,000	23/10/2019

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: 21/09/2020 21:28

6 Relph Avenue, Sale Vic 3850

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Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Indicative Selling Price
$515,000
Median House Price
June quarter 2020: $347,500

Comparable Properties

33 Darling St SALE 3850 (REI/VG)

4 2 4

Price: $585,000
Method: Private Sale
Date: 19/11/2019
Rooms: 9
Property Type: House
Land Size: 882 sqm approx

Agent Comments

91 Woondella Blvd SALE 3850 (REI/VG)

4 2 4

Price: $565,000
Method: Private Sale
Date: 27/04/2020
Rooms: 7
Property Type: House
Land Size: 630 sqm approx

Agent Comments

7 Relph Av SALE 3850 (VG)

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Price: $540,000
Method: Sale
Date: 23/10/2019
Property Type: House (Res)
Land Size: 1149 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.