

## 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

45 Montgomery 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 \$385,000

#### Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2018

to

31/03/2018

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 eighteen 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 | 5 Thornley Ct SALE 3850        | \$395,000 | 20/01/2017   |
| 2 | 21 Patten St SALE 3850         | \$371,000 | 08/11/2017   |
| 3 | 5 Valetta St SALE 3850         | \$365,000 | 23/02/2018   |

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 eighteen months.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$385,000  
**Median House Price**  
March quarter 2018: \$350,000

## Comparable Properties



**5 Thornley Ct SALE 3850 (REI)**

**Agent Comments**



**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 20/01/2017  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 918 sqm approx



**21 Patten St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$371,000  
**Method:** Private Sale  
**Date:** 08/11/2017  
**Rooms:** 8  
**Property Type:** House



**5 Valetta St SALE 3850 (REI)**

**Agent Comments**



**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 23/02/2018  
**Rooms:** 8  
**Property Type:** House