

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

9 Nest Court, Sale Vic 3850

Indicative selling price

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

Single price \$740,000

Median sale price

Median price \$392,250

Property Type House

Suburb Sale

Period - From 01/04/2021

to 30/06/2021

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	11 Fitzroy St SALE 3850	\$750,000	24/05/2021
2	7 Rebecca Dr SALE 3850	\$690,000	18/06/2021
3	25 Desailly St SALE 3850	\$690,000	03/08/2020

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:

22/09/2021 13:15



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Property Type: House

Agent Comments

Indicative Selling Price

\$740,000

Median House Price

June quarter 2021: \$392,250

Comparable Properties



11 Fitzroy St SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$750,000

Method: Private Sale

Date: 24/05/2021

Property Type: House

Land Size: 1013 sqm approx



7 Rebecca Dr SALE 3850 (REI/VG)

Agent Comments

4 3 5

Price: \$690,000

Method: Private Sale

Date: 18/06/2021

Property Type: House

Land Size: 1625 sqm approx



25 Desailly St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$690,000

Method: Sale

Date: 03/08/2020

Property Type: House (Res)

Land Size: 1011 sqm approx