

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

484 Aerodrome Road, Sale Vic 3850

Indicative selling price

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

Single price \$249,950

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/07/2017

to

30/06/2018

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	87 Raglan St SALE 3850	\$282,500	22/02/2018
2	265 Raglan St SALE 3850	\$265,000	09/10/2017
3	194 Guthridge Pde SALE 3850	\$255,000	19/01/2018

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.

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Indicative Selling Price

\$249,950

Median House Price

Year ending June 2018: \$310,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



87 Raglan St SALE 3850 (VG)

Agent Comments



Price: \$282,500

Method: Sale

Date: 22/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 647 sqm approx



265 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 09/10/2017

Rooms: 7

Property Type: House

Land Size: 674 sqm approx



194 Guthridge Pde SALE 3850 (VG)

Agent Comments



Price: \$255,000

Method: Sale

Date: 19/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 752 sqm approx