

# 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

23 Overend Crescent, 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

\$185,000

### 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	19 Glomar Gr SALE 3850	\$225,000	30/04/2020
2	21 Jackson Av SALE 3850	\$205,000	21/07/2020
3	13 Chalmer Ct SALE 3850	\$197,000	07/04/2020

**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:

26/07/2020 21:49

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**Indicative Selling Price**

\$185,000

**Median House Price**

June quarter 2020: \$347,500



**Property Type:** House

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**19 Glomar Gr SALE 3850 (VG)**

Agent Comments



**Price:** \$225,000

**Method:** Sale

**Date:** 30/04/2020

**Property Type:** House (Res)

**Land Size:** 562 sqm approx



**21 Jackson Av SALE 3850 (REI)**

Agent Comments



**Price:** \$205,000

**Method:** Private Sale

**Date:** 21/07/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 623 sqm approx



**13 Chalmer Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$197,000

**Method:** Private Sale

**Date:** 07/04/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 606 sqm approx