

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

3 Wise Street, Sale Vic 3850

Indicative selling price

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

Single price \$419,500

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/01/2023

to 31/12/2023

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	15 Nicholson St SALE 3850	\$450,000	24/05/2023
2	20 Raglan St SALE 3850	\$437,000	07/09/2023
3	39 Hoddle St SALE 3850	\$410,000	17/08/2022

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:

18/01/2024 11:54



3 1 3

Property Type: House

Land Size: 570 sqm approx

Agent Comments

Comparable Properties



15 Nicholson St SALE 3850 (REI/VG)

Agent Comments

3 1 3

Price: \$450,000

Method: Private Sale

Date: 24/05/2023

Property Type: House

Land Size: 1008 sqm approx



20 Raglan St SALE 3850 (REI)

Agent Comments

3 1 2

Price: \$437,000

Method: Private Sale

Date: 07/09/2023

Property Type: House

Land Size: 488 sqm approx



39 Hoddle St SALE 3850 (REI)

Agent Comments

3 1 1

Price: \$410,000

Method: Private Sale

Date: 17/08/2022

Property Type: House

Land Size: 587 sqm approx