

# 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

53 Inglis 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

\$325,000

### Median sale price

Median price

\$310,250

Property Type

House

Suburb

Sale

Period - From

01/07/2019

to

30/09/2019

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	7 Canopus Ct SALE 3850	\$329,000	07/12/2019
2	3 Capella Ct SALE 3850	\$320,000	25/07/2019
3	3 Mcdonald Ct SALE 3850	\$315,000	27/06/2019

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:

07/01/2020 10:04

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**Indicative Selling Price**

\$325,000

**Median House Price**

September quarter 2019: \$310,250



3   2   1

**Property Type:** House

**Land Size:** 663 sqm approx

Agent Comments

## Comparable Properties



**7 Canopus Ct SALE 3850 (REI)**

Agent Comments

4   2   2

**Price:** \$329,000

**Method:** Private Sale

**Date:** 07/12/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 940 sqm approx



**3 Capella Ct SALE 3850 (REI/VG)**

Agent Comments

3   2   3

**Price:** \$320,000

**Method:** Private Sale

**Date:** 25/07/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 898 sqm approx



**3 McDonald Ct SALE 3850 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$315,000

**Method:** Private Sale

**Date:** 27/06/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 741 sqm approx