

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

7 Tambar Court, Sale Vic 3850

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$480,000 Property Type House Suburb Sale

Period - From 01/04/2023 to 30/06/2023 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	2 Rhodes Dr SALE 3850	\$472,000	26/10/2022
2	377 York St SALE 3850	\$455,000	14/07/2022
3	20 Raglan St SALE 3850	\$437,000	07/09/2023

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:

11/10/2023 16:42



Property Type:

Agent Comments

Comparable Properties



2 Rhodes Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$472,000

Method: Private Sale

Date: 26/10/2022

Property Type: House

Land Size: 831 sqm approx



377 York St SALE 3850 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 14/07/2022

Property Type: House

Land Size: 1276 sqm approx



20 Raglan St SALE 3850 (REI)

Agent Comments



Price: \$437,000

Method: Private Sale

Date: 07/09/2023

Property Type: House

Land Size: 488 sqm approx