

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

85 Palmer Court, Scarsdale Vic 3351

Indicative selling price

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

Single price \$270,000

Median sale price

Median price \$297,000 House X Unit Suburb or locality Scarsdale

Period - From 01/10/2016 to 30/09/2017 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		
2		
3		

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.~~

Carmel Cricelli

03 5332 7477

0400 966 738

carmel@blueribbonballarat.com.au

Indicative Selling Price

\$270,000

Median House Price

Year ending September 2017: \$297,000



2 -

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



lot 1a Galatea Rd SCARSDALE 3351 (REI)

Agent Comments

- -

Price: \$327,500

Method: Private Sale

Date: 02/02/2017

Rooms: -

Property Type: Land

Land Size: 279243 sqm approx

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.