

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

31 Marilyn Way, Sale Vic 3850

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$329,000

Property Type

House

Suburb

Sale

Period - From

01/07/2019

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	16 San Luis Dr SALE 3850	\$390,000	21/07/2020
2	4 Gooch Ct SALE 3850	\$390,000	22/05/2020
3	7 Polaris Dr SALE 3850	\$385,000	23/06/2020

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:

29/08/2020 09:32



Property Type: House (Previously Occupied - Detached)

Land Size: 502 sqm approx

Agent Comments

Indicative Selling Price
\$365,000

Median House Price
Year ending June 2020: \$329,000

Comparable Properties



16 San Luis Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 21/07/2020

Rooms: 9

Property Type: House

Land Size: 707 sqm approx



4 Gooch Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 22/05/2020

Rooms: 8

Property Type: House

Land Size: 683 sqm approx



7 Polaris Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 23/06/2020

Rooms: 9

Property Type: House

Land Size: 1400 sqm approx