

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 Dion Court, Sale Vic 3850

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$350,700

House

X

Unit

Suburb or locality

Sale

Period - From 11/09/2018

to

10/09/2019

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 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	18 King Av SALE 3850	\$465,000	28/05/2018
2	18 King Av SALE 3850	\$455,000	22/04/2018
3	5 Marcus Ct SALE 3850	\$425,000	28/05/2018

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.



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Rooms:**Property Type:** House**Land Size:** 748 sqm approx

Agent Comments

Indicative Selling Price

\$445,000

Median House Price

11/09/2018 - 10/09/2019: \$350,700

Comparable Properties

**18 King Av SALE 3850 (REI)**

Agent Comments

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Price: \$465,000**Method:** Private Sale**Date:** 28/05/2018**Rooms:** 11**Property Type:** House**18 King Av SALE 3850 (VG)**

Agent Comments

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Price: \$455,000**Method:** Sale**Date:** 22/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 800 sqm approx**5 Marcus Ct SALE 3850 (REI/VG)**

Agent Comments

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Price: \$425,000**Method:** Private Sale**Date:** 28/05/2018**Rooms:** 10**Property Type:** House**Land Size:** 1160 sqm approx