

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 Canopus Court, Sale Vic 3850

Indicative selling price

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

Single price

\$329,000

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	2 Canopus Ct SALE 3850	\$340,000	25/07/2019
2	3 Capella Ct SALE 3850	\$320,000	25/07/2019
3	5 Orion St SALE 3850	\$310,000	11/06/2019

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:

14/11/2019 13:53



Property Type: House (Previously Occupied - Detached)

Land Size: 231 sqm approx

Agent Comments

Comparable Properties



2 Canopus Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 25/07/2019

Rooms: 9

Property Type: House

Land Size: 994 sqm approx



3 Capella Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 25/07/2019

Rooms: 7

Property Type: House

Land Size: 898 sqm approx



5 Orion St SALE 3850 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 11/06/2019

Rooms: 8

Property Type: House

Land Size: 924 sqm approx