



3 1.5 3

Rooms: 5

Property Type: Land

Land Size: 691 sqm

Agent Comments

Comparable Properties



4 Orion St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$275,000

Method: Sale

Date: 25/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 924 sqm

20 Coverdale Dr SALE 3850 (VG)

Agent Comments

3 - -

Price: \$265,000

Method: Sale

Date: 22/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 724 sqm



28 Valentine Cr SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$262,500

Method: Private Sale

Date: 14/03/2017

Rooms: 8

Property Type: House

Land Size: 764 sqm

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

11 Buckley Street, 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 \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

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
4 Orion St SALE 3850	\$275,000	25/11/2016
20 Coverdale Dr SALE 3850	\$265,000	22/02/2017
28 Valentine Cr SALE 3850	\$262,500	14/03/2017