

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

13 Picton Court, Sale Vic 3850

Indicative selling price

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

Single price \$297,500

Median sale price

Median price \$300,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/07/2017

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	224 Raglan St SALE 3850	\$295,000	19/09/2017
2	226 Raglan St SALE 3850	\$295,000	17/07/2017
3	33 Valentine Cr SALE 3850	\$272,500	26/07/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



224 Raglan St SALE 3850 (REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 19/09/2017

Rooms: 8

Property Type: House

Land Size: 810 sqm approx



226 Raglan St SALE 3850 (VG)

Agent Comments



Price: \$295,000

Method: Sale

Date: 17/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 717 sqm approx



33 Valentine Cr SALE 3850 (REI)

Agent Comments



Price: \$272,500

Method: Private Sale

Date: 26/07/2017

Rooms: 8

Property Type: House