

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 Gooch Court, Sale Vic 3850

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$442,000

Property Type House

Suburb Sale

Period - From 01/10/2021

to 31/12/2021

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	33 Swan Lake Dr SALE 3850	\$755,000	12/01/2022
2	4 Liston Ct SALE 3850	\$735,000	11/01/2022
3	22 Morgan St SALE 3850	\$700,000	24/12/2021

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:

02/02/2022 17:35



Property Type: Land

Agent Comments

Comparable Properties



33 Swan Lake Dr SALE 3850 (REI)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 12/01/2022

Property Type: House

Land Size: 805 sqm approx



4 Liston Ct SALE 3850 (REI)

Agent Comments



Price: \$735,000

Method: Private Sale

Date: 11/01/2022

Property Type: House

Land Size: 1130 sqm approx



22 Morgan St SALE 3850 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 24/12/2021

Property Type: House

Land Size: 717 sqm approx