

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 Yvette Close, Sale Vic 3850

Indicative selling price

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

Single price

\$429,500

Median sale price

Median price

\$327,000

Property Type

House

Suburb

Sale

Period - From

24/07/2019

to

23/07/2020

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	32 Glebe Dr SALE 3850	\$430,000	15/02/2019
2	2 Leahe Cl SALE 3850	\$430,000	21/03/2019
3	11 Rebecca Dr SALE 3850	\$425,000	06/06/2019

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:

24/07/2020 09:37



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
 \$429,500

Median House Price
 24/07/2019 - 23/07/2020: \$327,000

Comparable Properties



32 Glebe Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 15/02/2019
Rooms: 8
Property Type: House
Land Size: 760 sqm approx



2 Leahe CI SALE 3850 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 21/03/2019
Property Type: House



11 Rebecca Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 06/06/2019
Rooms: 9
Property Type: House
Land Size: 1014 sqm approx