

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

4 Speechley Court, Sale Vic 3850

Indicative selling price

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

Single price \$299,000

Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2017

to

31/12/2017

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	30 Speechley Ct SALE 3850	\$319,000	19/01/2018
2	1/71-73 Reeve St SALE 3850	\$300,000	21/11/2017
3	81 Lansdowne St SALE 3850	\$290,000	06/12/2017

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.



3 2 1

Rooms: 4

Property Type: House

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



30 Speechley Ct SALE 3850 (VG)

Agent Comments

3 - -

Price: \$319,000

Method: Sale

Date: 19/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 576 sqm approx



1/71-73 Reeve St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$300,000

Method: Private Sale

Date: 21/11/2017

Rooms: 5

Property Type: Unit

Land Size: 290 sqm approx



81 Lansdowne St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$290,000

Method: Private Sale

Date: 06/12/2017

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 340 sqm approx