

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

47 Buckley Street, Sale Vic 3850

Indicative selling price

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

Single price \$229,950

Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2017

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	5 Buckley St SALE 3850	\$275,000	28/07/2017
2	265 Raglan St SALE 3850	\$265,000	09/10/2017
3	5 Templeton St SALE 3850	\$240,000	14/08/2017

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.



4 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 606 sqm approx

Agent Comments

Indicative Selling Price

\$229,950

Median House Price

December quarter 2017: \$310,000

Comparable Properties



5 Buckley St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$275,000

Method: Sale

Date: 28/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 707 sqm approx



265 Raglan St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$265,000

Method: Private Sale

Date: 09/10/2017

Rooms: 7

Property Type: House

Land Size: 674 sqm approx



5 Templeton St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$240,000

Method: Private Sale

Date: 14/08/2017

Rooms: -

Property Type: House

Land Size: 1900 sqm approx