# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address |14 Janice Way, Sale Vic 3850

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$590,000				

#### Median sale price

Median price	\$485,000	Pro	operty Type Hou	ISE	:	Suburb	Sale
Period - From	24/03/2024	to	23/03/2025	Sou	urce	Property	v Data

## 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.

Ade	dress of comparable property	Price	Date of sale
1	5 Antares Av SALE 3850	\$585,000	30/01/2025
2	15 Rebecca Dr SALE 3850	\$580,000	18/11/2024
3	33 Janice Way SALE 3850	\$595,000	08/01/2024

OR

**B**\*\_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

24/03/2025 10:57









Property Type: House (Res) Land Size: 725 sqm approx Agent Comments Indicative Selling Price \$590,000 Median House Price 24/03/2024 - 23/03/2025: \$485,000

# **Comparable Properties**

5 Antares Av SALE 3850 (REI) 5 3 3 2 Price: \$585,000 Method: Private Sale Date: 30/01/2025 Property Type: House Land Size: 857 sqm approx	Agent Comments
15 Rebecca Dr SALE 3850 (VG) → 4 →	Agent Comments
33 Janice Way SALE 3850 (REI/VG) 4 2 2 2 Price: \$595,000 Method: Private Sale Date: 08/01/2024 Property Type: House Land Size: 970 sqm approx	Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



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