

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

14 Spoonbill Place, Sale Vic 3850

Indicative selling price

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

Single price

\$688,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Sale

Period - From

01/04/2024

to

31/03/2025

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	9 Burling Ct SALE 3850	\$695,000	06/02/2025
2	10 Pelican Ct SALE 3850	\$700,000	10/09/2024
3	16 Lansdowne St SALE 3850	\$703,000	08/05/2024

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:

30/05/2025 11:17



Property Type: House

Land Size: 905 sqm approx

Agent Comments

Comparable Properties



9 Burling Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 06/02/2025

Property Type: House

Land Size: 951 sqm approx



10 Pelican Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 10/09/2024

Property Type: House

Land Size: 872 sqm approx



16 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$703,000

Method: Sale

Date: 08/05/2024

Property Type: House (Res)

Land Size: 888 sqm approx