

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

26 Rebecca Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$343,750

Property Type

House

Suburb

Sale

Period - From

01/01/2020

to

31/03/2020

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	65 Palmerston St SALE 3850	\$502,000	25/02/2019
2	84 Reeve St SALE 3850	\$446,921	09/10/2019
3	13 Cranswick Cr SALE 3850	\$442,000	15/03/2020

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:

06/06/2020 12:17

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Indicative Selling Price

\$435,000

Median House Price

March quarter 2020: \$343,750



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Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties

65 Palmerston St SALE 3850 (VG)

Agent Comments

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Price: \$502,000

Method: Sale

Date: 25/02/2019

Property Type: House (Res)

Land Size: 506 sqm approx

84 Reeve St SALE 3850 (VG)

Agent Comments

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Price: \$446,921

Method: Sale

Date: 09/10/2019

Property Type: House (Res)

Land Size: 450 sqm approx



13 Cranswick Cr SALE 3850 (REI/VG)

Agent Comments

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Price: \$442,000

Method: Private Sale

Date: 15/03/2020

Rooms: 7

Property Type: House

Land Size: 658 sqm approx