

# 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 Kestrel Court, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$499,950

### Median sale price

Median price

\$326,250

Property Type

House

Suburb

Sale

Period - From

01/10/2018

to

30/09/2019

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 | 5 Eremin Ct WURRUK 3850        | \$615,000 | 30/10/2019   |
| 2 | 22 Inglis St SALE 3850         | \$610,000 | 14/11/2018   |
| 3 | 9 Cashmere CI WURRUK 3850      | \$510,000 | 15/08/2019   |

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:

18/11/2019 17:13

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**Indicative Selling Price**

\$499,950

**Median House Price**

Year ending September 2019: \$326,250



5 2 2

**Property Type:** House (Res)

**Land Size:** 4025 sqm approx

Agent Comments

## Comparable Properties



**5 Eremin Ct WURRUK 3850 (REI)**

Agent Comments

5 3 5

**Price:** \$615,000

**Method:** Private Sale

**Date:** 30/10/2019

**Rooms:** 11

**Property Type:** House - Semi-detached

**Land Size:** 10000 sqm approx



**22 Inglis St SALE 3850 (REI/VG)**

Agent Comments

5 2 2

**Price:** \$610,000

**Method:** Private Sale

**Date:** 14/11/2018

**Rooms:** 12

**Property Type:** House

**Land Size:** 3246 sqm approx



**9 Cashmere CI WURRUK 3850 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$510,000

**Method:** Private Sale

**Date:** 15/08/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 3989 sqm approx