

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

9 Ellen Way, Sale Vic 3850

Indicative selling price

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

Single price \$334,000

Median sale price

Median price \$347,500

Property Type House

Suburb Sale

Period - From 01/04/2020

to 30/06/2020

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	13 Leahe CI SALE 3850	\$321,000	01/06/2020
2	4 Polaris Dr SALE 3850	\$320,000	18/07/2020
3	31 Hutchison St SALE 3850	\$310,000	12/05/2020

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:

22/07/2020 11:24



3 2 2

Property Type: House

Land Size: 1047 sqm approx

Agent Comments

Comparable Properties



13 Leahe CI SALE 3850 (REI/VG)

3 1 1

Price: \$321,000

Method: Private Sale

Date: 01/06/2020

Rooms: 7

Property Type: House

Land Size: 813 sqm approx

Agent Comments



4 Polaris Dr SALE 3850 (REI)

4 2 3

Price: \$320,000

Method: Private Sale

Date: 18/07/2020

Rooms: 9

Property Type: House

Land Size: 1130 sqm approx

Agent Comments



31 Hutchison St SALE 3850 (REI/VG)

3 1 2

Price: \$310,000

Method: Private Sale

Date: 12/05/2020

Rooms: 5

Property Type: House

Land Size: 736 sqm approx

Agent Comments