

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	6/1 Jacaranda Drive, Sale Vic 3850
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Indicative selling price

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

Single price	\$233,000
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Median sale price

Median price	\$287,500	House		Unit	X	Suburb or locality	Sale
Period - From	01/01/2017	to	31/12/2017	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 eighteen 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	199 Raglan St SALE 3850	\$238,000	19/12/2017
2	3 Helen Cr SALE 3850	\$232,000	02/03/2018
3	13 Jackson Av SALE 3850	\$220,000	29/11/2017

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 eighteen months.

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$233,000
Median Unit Price
Year ending December 2017: \$287,500

Comparable Properties



199 Raglan St SALE 3850 (REI)

[Agent Comments](#)



Price: \$238,000
Method: Private Sale
Date: 19/12/2017
Rooms: 5
Property Type: House



3 Helen Cr SALE 3850 (REI)

[Agent Comments](#)



Price: \$232,000
Method: Private Sale
Date: 02/03/2018
Rooms: 5
Property Type: House



13 Jackson Av SALE 3850 (REI)

[Agent Comments](#)



Price: \$220,000
Method: Private Sale
Date: 29/11/2017
Rooms: 5
Property Type: House