

Leo O'Brien 03 5144 1888 0409 143 668 leo@leoobrienproperty.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	6/1 Jacaranda Drive, Sale Vic 3850
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$233,000

Median sale price

Median price	\$287,500	Hou	se	Unit	Х	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

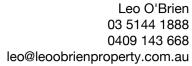
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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





Agent Comments

Comparable Properties



199 Raglan St SALE 3850 (REI)

Price: \$238,000 Method: Private Sale Date: 19/12/2017

Rooms: 5

Property Type: House

Agent Comments



3 Helen Cr SALE 3850 (REI)

1 3

Price: \$232,000 Method: Private Sale Date: 02/03/2018

Rooms: 5

Property Type: House

Agent Comments



13 Jackson Av SALE 3850 (REI)

Price: \$220,000 Method: Private Sale Date: 29/11/2017

Rooms: 5

Property Type: House

Agent Comments

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288

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