

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

21 Jackson Avenue, Sale Vic 3850

Indicative selling price

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

Single price \$189,000

Median sale price

Median price \$300,000 House Unit Suburb or locality Sale

Period - From 01/07/2017 to 30/09/2017 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	12 Hagenauer St SALE 3850	\$185,000	13/11/2017
2	6 Dugan St SALE 3850	\$183,000	22/11/2017
3	16 Jackson Av SALE 3850	\$180,000	24/04/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$189,000
Median House Price
September quarter 2017: \$300,000

Comparable Properties



12 Hagenauer St SALE 3850 (REI)

Agent Comments



Price: \$185,000
Method: Private Sale
Date: 13/11/2017
Rooms: 5
Property Type: House



6 Dugan St SALE 3850 (REI)

Agent Comments



Price: \$183,000
Method: Private Sale
Date: 22/11/2017
Rooms: 5
Property Type: House



16 Jackson Av SALE 3850 (REI)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 24/04/2017
Rooms: 6
Property Type: House