

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

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$295,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/04/2018

to 30/06/2018

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	3 Authors Way SALE 3850	\$372,000	14/03/2018
2	10 Hazel Ct SALE 3850	\$372,000	19/07/2017
3	7 Rhodes Dr SALE 3850	\$369,500	08/05/2018

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: House (Previously Occupied - Detached)
Land Size: 800 sqm approx
 Agent Comments

Indicative Selling Price
 \$369,000
Median House Price
 June quarter 2018: \$295,000

Comparable Properties

3 Authors Way SALE 3850 (VG)

Agent Comments



Price: \$372,000
Method: Sale
Date: 14/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 506 sqm approx



10 Hazel Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$372,000
Method: Private Sale
Date: 19/07/2017
Rooms: 8
Property Type: House
Land Size: 870 sqm approx



7 Rhodes Dr SALE 3850 (REI)

Agent Comments



Price: \$369,500
Method: Private Sale
Date: 08/05/2018
Rooms: 6
Property Type: House
Land Size: 1232 sqm approx