

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	2 Leahe Close, Sale Vic 3850
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Indicative selling price

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

Single price	\$449,000
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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	4 Wallace St SALE 3850	\$435,000	15/05/2018
2	35 Dryden Pl SALE 3850	\$432,000	07/05/2018
3	17 Greenaway Ct SALE 3850	\$420,000	04/10/2018

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.

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$449,000
Median House Price
June quarter 2018: \$295,000

Comparable Properties



4 Wallace St SALE 3850 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 15/05/2018
Rooms: 8
Property Type: House
Land Size: 773 sqm approx



35 Dryden PI SALE 3850 (REI)

Agent Comments



Price: \$432,000
Method: Private Sale
Date: 07/05/2018
Rooms: 7
Property Type: House



17 Greenaway Ct SALE 3850 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 04/10/2018
Rooms: 9
Property Type: House
Land Size: 828 sqm approx