

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	17 Alameda Drive, Sale Vic 3850
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$295,000
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**Median sale price**

Median price	\$344,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/04/2019	to	30/06/2019	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 Capella Ct SALE 3850	\$320,000	25/07/2019
2	8 Christina Av SALE 3850	\$308,000	19/07/2019
3	11 Alameda Dr SALE 3850	\$270,000	18/06/2019

**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**  
\$295,000

**Median House Price**  
June quarter 2019: \$344,000



3   -  

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
Agent Comments

## Comparable Properties



**3 Capella Ct SALE 3850 (REI)**

Agent Comments

3   2   3

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 25/07/2019  
**Rooms:** 7  
**Property Type:** House



**8 Christina Av SALE 3850 (REI)**

Agent Comments

3   2   1

**Price:** \$308,000  
**Method:** Private Sale  
**Date:** 19/07/2019  
**Rooms:** 7  
**Property Type:** House



**11 Alameda Dr SALE 3850 (REI/VG)**

Agent Comments

3   2   3

**Price:** \$270,000  
**Method:** Private Sale  
**Date:** 18/06/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 672 sqm approx