

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

12 San Luis Drive, Sale Vic 3850

Indicative selling price

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

Single price \$349,950

Median sale price

Median price \$325,000

Property Type House

Suburb Sale

Period - From 01/07/2018

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 18 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	16 Marilyn Way SALE 3850	\$359,950	09/04/2019
2	13 Pelican Ct SALE 3850	\$359,000	29/03/2019
3	51 Woondella Blvd SALE 3850	\$344,000	21/02/2019

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 18 months.~~

This Statement of Information was prepared on:

18/09/2019 13:19



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

Indicative Selling Price
\$349,950
Median House Price
Year ending June 2019: \$325,000

Comparable Properties



16 Marilyn Way SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$359,950
Method: Private Sale
Date: 09/04/2019
Rooms: 7
Property Type: House
Land Size: 915 sqm approx



13 Pelican Ct SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$359,000
Method: Private Sale
Date: 29/03/2019
Rooms: 8
Property Type: House
Land Size: 772 sqm approx



51 Woondella Blvd SALE 3850 (VG)

Agent Comments

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Price: \$344,000
Method: Sale
Date: 21/02/2019
Property Type: House (Res)
Land Size: 582 sqm approx