

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

15 Cedar Street, Sale Vic 3850

Indicative selling price

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

Single price \$269,000

Median sale price

Median price \$328,000

Property Type House

Suburb Sale

Period - From 16/09/2018

to 15/09/2019

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	87 Raglan St SALE 3850	\$282,500	10/04/2018
2	18 JOSEPH St SALE 3850	\$270,000	05/04/2018
3	137 Lansdowne St SALE 3850	\$260,000	27/03/2018

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019



Property Type: Land
Land Size: 927 sqm approx
Agent Comments

Indicative Selling Price
\$269,000

Median House Price
16/09/2018 - 15/09/2019: \$328,000

Comparable Properties



87 Raglan St SALE 3850 (REI)

Agent Comments



Price: \$282,500
Method: Private Sale
Date: 10/04/2018
Rooms: 7
Property Type: House



18 JOSEPH St SALE 3850 (VG)

Agent Comments



Price: \$270,000
Method: Sale
Date: 05/04/2018
Property Type: House (Res)
Land Size: 787 sqm approx



137 Lansdowne St SALE 3850 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 27/03/2018
Rooms: 6
Property Type: House
Land Size: 813 sqm approx