

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

13 Joseph Street, Sale Vic 3850

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$477,500

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/09/2023

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	130 CUNNINGHAME St SALE 3850	\$762,500	10/03/2023
2	9 Thornton Ct SALE 3850	\$760,000	10/11/2022
3	1 Dion Ct SALE 3850	\$740,000	10/02/2023

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:

10/11/2023 11:59



Property Type:

Divorce/Estate/Family Transfers

Land Size: 807 sqm approx

Agent Comments

Comparable Properties



130 CUNNINGHAME St SALE 3850 (REI/VG)

Agent Comments



Price: \$762,500

Method: Private Sale

Date: 10/03/2023

Property Type: House

Land Size: 994 sqm approx



9 Thornton Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$760,000

Method: Private Sale

Date: 10/11/2022

Property Type: House

Land Size: 910 sqm approx



1 Dion Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 10/02/2023

Property Type: House

Land Size: 923 sqm approx