

# 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

1 Frances Court, Sale Vic 3850

### Indicative selling price

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

Single price \$368,000

### Median sale price

Median price \$405,000

Property Type House

Suburb Sale

Period - From 01/10/2020

to 31/12/2020

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	61 Topping St SALE 3850	\$340,000	09/12/2019
2	13 Leahe Cl SALE 3850	\$321,000	01/06/2020
3	335 Dawson St SALE 3850	\$320,000	12/12/2019

**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:

09/02/2021 14:20

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 3    1    2

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$368,000

**Median House Price**  
December quarter 2020: \$405,000

## Comparable Properties



**61 Topping St SALE 3850 (REI)**

Agent Comments

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**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 09/12/2019  
**Rooms:** 6  
**Property Type:** House



**13 Leafe Ct SALE 3850 (REI)**

Agent Comments

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**Price:** \$321,000  
**Method:** Private Sale  
**Date:** 01/06/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 813 sqm approx



**335 Dawson St SALE 3850 (REI)**

Agent Comments

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**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 12/12/2019  
**Rooms:** 5  
**Property Type:** House