

## 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

21 Relph Avenue, 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 \$620,000

### Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 31/03/2024

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 | 2 Simmons Ct SALE 3850         | \$600,000 | 07/12/2023   |
| 2 | 29 Glebe Dr SALE 3850          | \$595,000 | 21/03/2024   |
| 3 | 15 Wynd St SALE 3850           | \$575,000 | 02/05/2024   |

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:

09/05/2024 13:52



4 2 2

**Property Type:** Land  
**Land Size:** 807 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$620,000  
**Median House Price**  
Year ending March 2024: \$485,000

## Comparable Properties

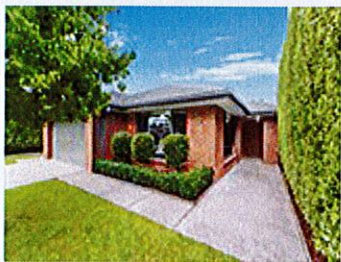


2 Simmons Ct SALE 3850 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 07/12/2023  
**Property Type:** House  
**Land Size:** 881 sqm approx



29 Glebe Dr SALE 3850 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** House  
**Land Size:** 725 sqm approx



15 Wynd St SALE 3850 (REI)

**Agent Comments**

4 2 2

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 02/05/2024  
**Property Type:** House  
**Land Size:** 700 sqm approx