

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

24 Helen Crescent, Sale Vic 3850

Indicative selling price

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

Single price \$525,000

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 eighteen 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	15 Helen Cr SALE 3850	\$525,000	29/08/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

27/10/2023 14:15



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

Indicative Selling Price
\$525,000

Median House Price
September quarter 2023: \$477,500

Comparable Properties



15 Helen Cr SALE 3850 (REI/VG)

Agent Comments

 3  1  6

Price: \$525,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 741 sqm approx

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 eighteen months.