

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

79 Cemetery Road, Sale Vic 3850

Indicative selling price

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

Single price \$1,085,000

Median sale price

Median price \$490,880

Property Type House

Suburb Sale

Period - From 01/01/2024

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	56 The Ridge WURRUK 3850	\$1,080,000	15/06/2023
2	47 Reid Dr WURRUK 3850	\$1,070,000	30/10/2023
3	110 SOVEREIGN Dr WURRUK 3850	\$1,060,000	28/03/2024

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:

19/04/2024 16:23



Property Type: Land
Land Size: 1700 sqm approx
Agent Comments

Indicative Selling Price
\$1,085,000
Median House Price
March quarter 2024: \$490,880

Comparable Properties



56 The Ridge WURRUK 3850 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 4237 sqm approx



47 Reid Dr WURRUK 3850 (REI/VG)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 30/10/2023
Property Type: House
Land Size: 4050 sqm approx



110 SOVEREIGN Dr WURRUK 3850 (REI)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 4000 sqm approx

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