

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	10 Speechley Court, Sale Vic 3850
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Indicative selling price

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

Range between	\$295,000	&	\$312,500
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Median sale price

Median price	\$323,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/01/2017	to	31/12/2017	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	23 Janice Way SALE 3850	\$323,000	06/12/2017
2	30 Speechley Ct SALE 3850	\$320,000	16/10/2017
3	28 Speechley Ct SALE 3850	\$315,000	11/12/2017

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.



4 2 2

Rooms: 6
Property Type: Land
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$295,000 - \$312,500
Median House Price
Year ending December 2017: \$323,000

Comparable Properties



23 Janice Way SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$323,000
Method: Private Sale
Date: 06/12/2017
Rooms: 8
Property Type: House
Land Size: 845 sqm approx



30 Speechley Ct SALE 3850 (VG)

Agent Comments

3 - -

Price: \$320,000
Method: Sale
Date: 16/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 576 sqm approx



28 Speechley Ct SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$315,000
Method: Private Sale
Date: 11/12/2017
Rooms: 8
Property Type: House
Land Size: 576 sqm approx