

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

9 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 \$557,500

**Median sale price**

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2017

to

30/09/2018

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	71 Stevens St SALE 3850	\$605,000	09/12/2017
2	5 Nest Ct SALE 3850	\$590,000	28/10/2017
3	1 Cantwell Dr SALE 3850	\$555,000	30/10/2018

**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.

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**Indicative Selling Price**

\$557,500

**Median House Price**

Year ending September 2018: \$310,000



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**71 Stevens St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$605,000

**Method:** Private Sale

**Date:** 09/12/2017

**Rooms:** 9

**Property Type:** House

**Land Size:** 1000 sqm approx



**5 Nest Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$590,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 1083 sqm approx



**1 Cantwell Dr SALE 3850 (REI)**

Agent Comments



**Price:** \$555,000

**Method:** Private Sale

**Date:** 30/10/2018

**Rooms:** 11

**Property Type:** House

**Land Size:** 809 sqm approx