

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	32 Chinamans Lane, Sale Vic 3850
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Indicative selling price

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

Single price	\$499,950
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Median sale price

Median price	\$330,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/10/2018	to	31/12/2018	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	12 Finegan Ct SALE 3850	\$540,000	29/03/2018
2	4 Wandana Rd SALE 3850	\$531,000	29/03/2019
3	143 Gibsons Rd SALE 3850	\$514,000	10/02/2018

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
\$499,950

Median House Price
December quarter 2018: \$330,000



Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 30000 sqm approx
Agent Comments

Comparable Properties



12 Finegan Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 29/03/2018
Rooms: 10
Property Type: House
Land Size: 4778 sqm approx



4 Wandana Rd SALE 3850 (REI)

Agent Comments



Price: \$531,000
Method: Private Sale
Date: 29/03/2019
Rooms: 10
Property Type: House



143 Gibsons Rd SALE 3850 (REI/VG)

Agent Comments



Price: \$514,000
Method: Auction Sale
Date: 10/02/2018
Rooms: 7
Property Type: House (Res)
Land Size: 6897 sqm approx