

# 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

21 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 \$615,000

### Median sale price

Median price \$490,440

Property Type House

Suburb Sale

Period - From 20/09/2023

to 19/09/2024

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	14 Rebecca Dr SALE 3850	\$575,000	04/09/2024
2	46 Cantwell Dr SALE 3850	\$610,000	26/08/2024
3	104-110 Stevens St SALE 3850	\$635,000	16/08/2024

**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:

20/09/2024 10:53



 4    2    2

**Property Type:** House  
**Land Size:** 807 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$615,000  
**Median House Price**  
20/09/2023 - 19/09/2024: \$490,440

## Comparable Properties



**14 Rebecca Dr SALE 3850 (REI)**

**Agent Comments**

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**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 04/09/2024  
**Property Type:** House  
**Land Size:** 774 sqm approx



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

**Agent Comments**

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**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 26/08/2024  
**Property Type:** House  
**Land Size:** 750 sqm approx



**104-110 Stevens St SALE 3850 (REI)**

**Agent Comments**

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**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 16/08/2024  
**Property Type:** House  
**Land Size:** 8100 sqm approx

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800