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	6 Julie Court, Sale Vic 3850

Indicative selling price

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

Single price: $675,000

Median sale price

Median price	$490,000	Property Type	House	Suburb	Sale
Period - From	30/04/2024	to	29/04/2025	Source	Property Data

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	28 Wallace St SALE 3850	$655,000	14/01/2025
2	9 Wynd St SALE 3850	$647,500	18/12/2024
3	1a Hazel Ct SALE 3850	$650,000	12/12/2024

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: 30/04/2025 09:38

6 Julie Court, Sale Vic 3850

Andrew Holmes
03 5144 1888
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4 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$675,000
Median House Price
30/04/2024 - 29/04/2025: $490,000

Comparable Properties



28 Wallace St SALE 3850 (REI/VG)

4 2 2

Price: $655,000
Method: Private Sale
Date: 14/01/2025
Property Type: House
Land Size: 700 sqm approx

Agent Comments

9 Wynd St SALE 3850 (VG)

4 - -

Price: $647,500
Method: Sale
Date: 18/12/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



1a Hazel Ct SALE 3850 (REI/VG)

4 2 2

Price: $650,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 680 sqm approx

Agent Comments

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

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