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	17 Ellen Way, Sale Vic 3850

Indicative selling price

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

Single price $418,000

Median sale price

Median price $488,750 Property Type House Suburb Sale

Period - From 12/03/2024 to 11/03/2025 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	110 Palmerston St SALE 3850	$415,000	31/01/2024
2	7 Gibsons Rd SALE 3850	$405,000	17/10/2023
3	59 Lansdowne St SALE 3850	$430,000	16/10/2023

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: 12/03/2025 09:46

17 Ellen Way, Sale Vic 3850



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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
$418,000
Median House Price
12/03/2024 - 11/03/2025: $488,750

Comparable Properties



110 Palmerston St SALE 3850 (REI/VG)

3 1 1

Price: $415,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 858 sqm approx

Agent Comments



7 Gibsons Rd SALE 3850 (REI/VG)

3 1 4

Price: $405,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 616 sqm approx

Agent Comments



59 Lansdowne St SALE 3850 (REI/VG)

3 1 3

Price: $430,000
Method: Private Sale
Date: 16/10/2023
Property Type: House
Land Size: 631 sqm approx

Agent Comments

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

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