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	14 Janice Way, Sale Vic 3850

Indicative selling price

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

Single price $590,000

Median sale price

Median price $485,000 Property Type House Suburb Sale

Period - From 24/03/2024 to 23/03/2025 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	5 Antares Av SALE 3850	$585,000	30/01/2025
2	15 Rebecca Dr SALE 3850	$580,000	18/11/2024
3	33 Janice Way SALE 3850	$595,000	08/01/2024

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: 24/03/2025 10:57

14 Janice Way, Sale Vic 3850



4

Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$590,000
Median House Price
24/03/2024 - 23/03/2025: $485,000

Comparable Properties



5 Antares Av SALE 3850 (REI)

5 3 2

Price: $585,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 857 sqm approx

Agent Comments



15 Rebecca Dr SALE 3850 (VG)

4 - -

Price: $580,000
Method: Sale
Date: 18/11/2024
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



33 Janice Way SALE 3850 (REI/VG)

4 2 2

Price: $595,000
Method: Private Sale
Date: 08/01/2024
Property Type: House
Land Size: 970 sqm approx

Agent Comments

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

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