

Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au

Indicative Selling Price
\$548,000

Median House Price
March quarter 2017: \$348,500



Rooms:
Property Type:
Agent Comments

Comparable Properties



77 Stevens St SALE 3850 (REI)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 02/05/2016
Rooms: 6
Property Type: House
Land Size: 965 sqm approx



108 Fitzroy St SALE 3850 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 24/02/2016
Rooms: -
Property Type: House
Land Size: 1226 sqm approx



89 Pearson St SALE 3850 (REI)

Agent Comments



Price: \$527,500
Method: Private Sale
Date: 21/03/2016
Rooms: -
Property Type: House

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

20 Helen Crescent, Sale Vic 3850

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$548,000

Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

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
77 Stevens St SALE 3850	\$565,000	02/05/2016
108 Fitzroy St SALE 3850	\$530,000	24/02/2016
89 Pearson St SALE 3850	\$527,500	21/03/2016