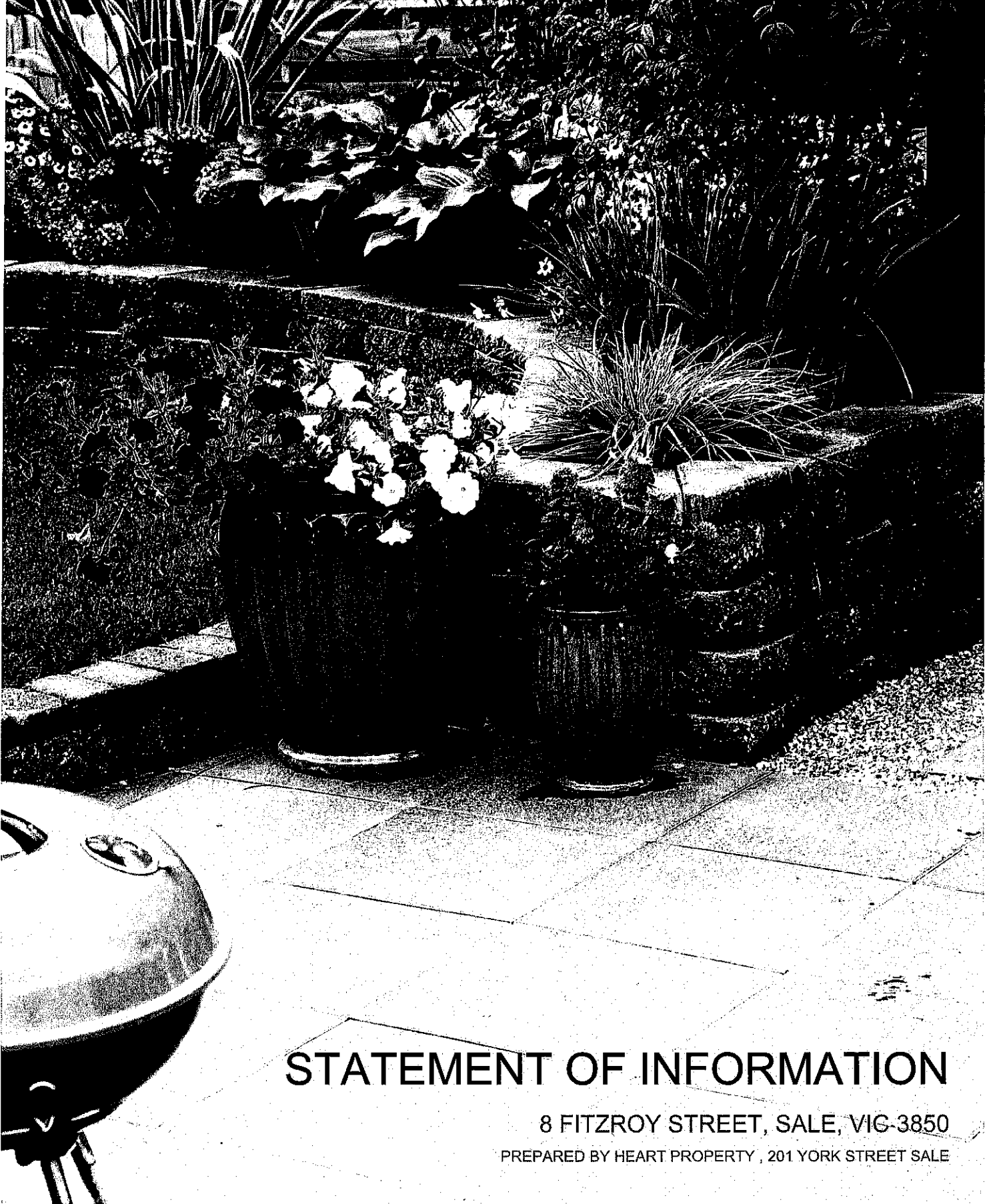




STATEMENT OF INFORMATION

8 FITZROY STREET, SALE, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 FITZROY STREET, SALE, VIC 3850

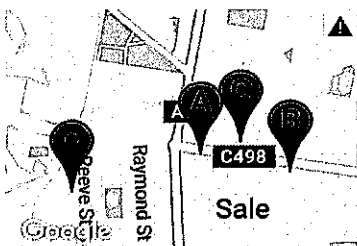
 3  -  -

Indicative Selling Price

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

Price Range: \$222,000 to \$245,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$298,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



84 RAGLAN ST, SALE, VIC 3850

 3  2  6

Sale Price

***\$230,000**

Sale Date: 22/02/2018

Distance from Property: 917m



136 LANSDOWNE ST, SALE, VIC 3850

 3  1  3

Sale Price

\$225,000

Sale Date: 18/08/2017

Distance from Property: 1.5km



3 MCCOLE ST, SALE, VIC 3850

 3  1  1

Sale Price

\$235,000

Sale Date: 24/03/2017

Distance from Property: 1.2km



This report has been compiled on 08/03/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 FITZROY STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$222,000 to \$245,000

Median sale price

Median price

\$298,000

House

X

Unit

Suburb

SALE

Period

01 January 2017 to 31 December
2017

Source


pricfinder

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
84 RAGLAN ST, SALE, VIC 3850	*\$230,000	22/02/2018
136 LANSLOWNE ST, SALE, VIC 3850	\$225,000	18/08/2017
3 MCCOLE ST, SALE, VIC 3850	\$235,000	24/03/2017