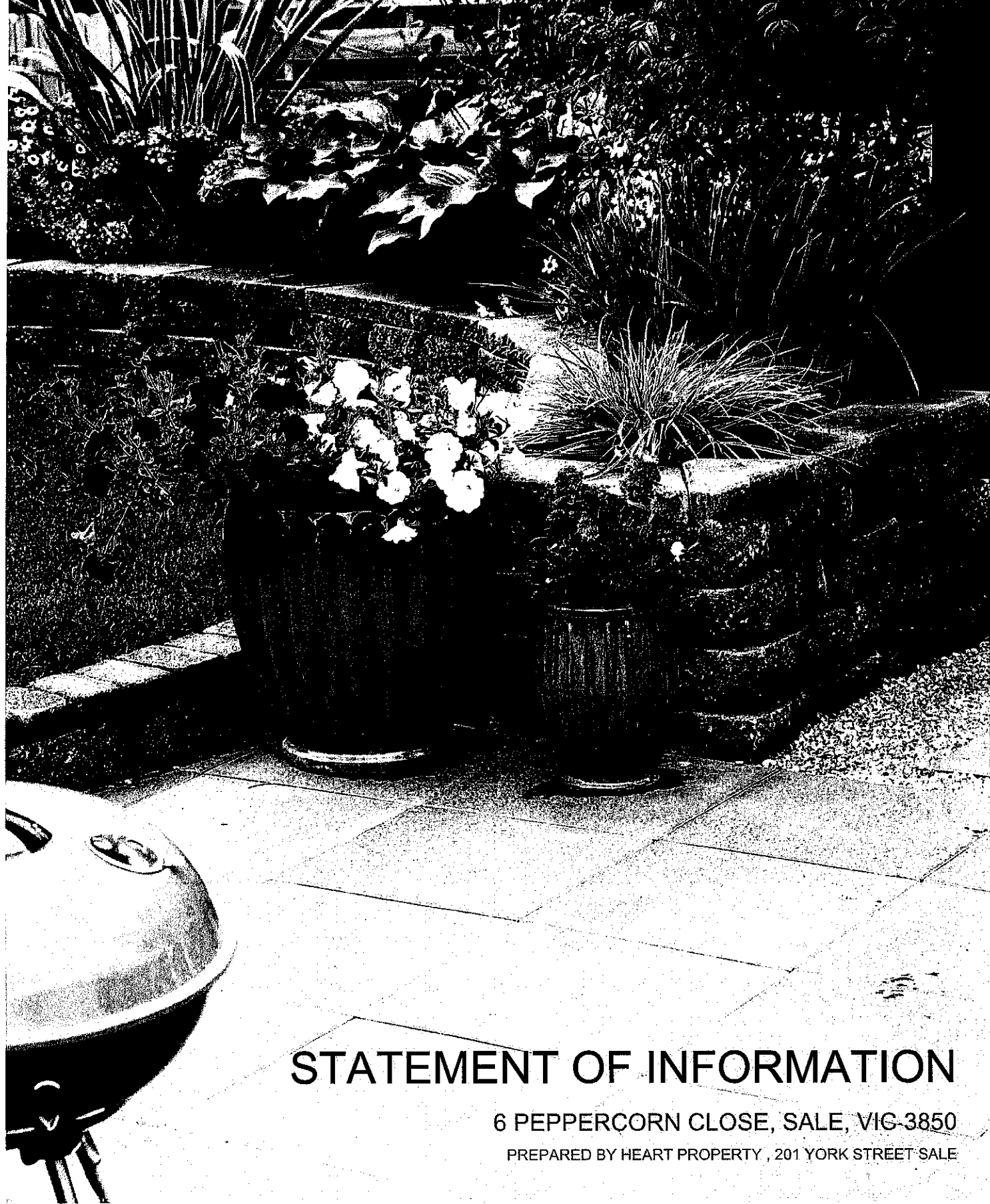




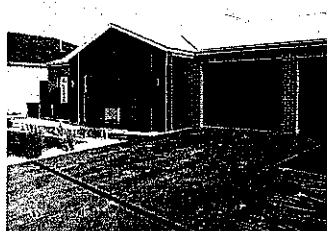
STATEMENT OF INFORMATION

6 PEPPERCORN CLOSE, SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 PEPPERCORN CLOSE, SALE, VIC 3850

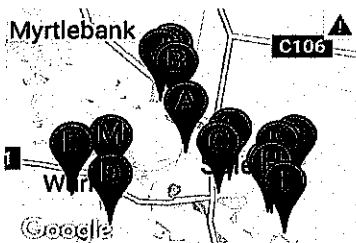
 4  2  2

Indicative Selling Price

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

Price Range: \$446,000 to \$493,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$299,000

01 January 2017 to 31 December 2017

Provided by: 

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.



4 SIMPSON ST, SALE, VIC 3850

 4  2  2

Sale Price

***\$422,500**

Sale Date: 07/02/2018

Distance from Property: 1.7km



30 GLEBE DR, SALE, VIC 3850

 4  2  2

Sale Price

***\$516,250**

Sale Date: 19/01/2018

Distance from Property: 511m



6 WILLOW CRT, SALE, VIC 3850

 4  2  2

Sale Price

***\$515,000**

Sale Date: 21/12/2017

Distance from Property: 3.2km



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22 EREMIN CRT, WURRUK, VIC 3850

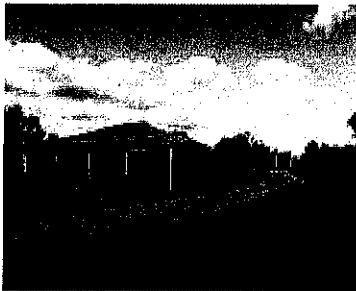
4 2 2

Sale Price

***\$437,500**

Sale Date: 08/12/2017

Distance from Property: 4.2km



62 SOVEREIGN DR, WURRUK, VIC 3850

4 2 4

Sale Price

\$480,000

Sale Date: 16/11/2017

Distance from Property: 4km



67 PATTEN ST, SALE, VIC 3850

4 3 8

Sale Price

\$470,000

Sale Date: 14/11/2017

Distance from Property: 4.1km



12 KING AVE, SALE, VIC 3850

4 2 2

Sale Price

\$447,500

Sale Date: 02/11/2017

Distance from Property: 4.3km



7 MARCUS CRT, SALE, VIC 3850

4 2 5

Sale Price

\$430,000

Sale Date: 30/10/2017

Distance from Property: 4.5km





93 STEVENS ST, SALE, VIC 3850

4 2 2

Sale Price

\$440,000

Sale Date: 03/07/2017

Distance from Property: 5.1km



39 THE BVD, SALE, VIC 3850

4 2 2

Sale Price

\$475,000

Sale Date: 21/03/2017

Distance from Property: 304m



14 ASHLEY CRT, SALE, VIC 3850

4 2 4

Sale Price

\$465,000

Sale Date: 14/03/2017

Distance from Property: 4.4km



165 CUNNINGHAME ST, SALE, VIC 3850

4 1 2

Sale Price

\$480,000

Sale Date: 07/12/2016

Distance from Property: 3km



16 THE RDGE, WURRUK, VIC 3850

4 2 8

Sale Price

\$520,000

Sale Date: 19/10/2016

Distance from Property: 3.2km





57 SOVEREIGN DR, WURRUK, VIC 3850

 **4**  **2**  **2**

Sale Price

\$480,000

Sale Date: 23/08/2016

Distance from Property: 3.9km



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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

6 PEPPERCORN CLOSE, SALE, VIC 3850

Indicative selling price

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

Price Range: \$446,000 to \$493,000

Median sale price

Median price

\$299,000

House

X

Unit

Suburb

SALE

Period

01 January 2017 to 31 December
2017

Source

pricefinder

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
4 SIMPSON ST, SALE, VIC 3850	*\$422,500	07/02/2018
30 GLEBE DR, SALE, VIC 3850	*\$516,250	19/01/2018
6 WILLOW CRT, SALE, VIC 3850	*\$515,000	21/12/2017
22 EREMIN CRT, WURRUK, VIC 3850	*\$437,500	08/12/2017

62 SOVEREIGN DR, WURRUK, VIC 3850	\$480,000	16/11/2017
67 PATTEN ST, SALE, VIC 3850	\$470,000	14/11/2017
12 KING AVE, SALE, VIC 3850	\$447,500	02/11/2017
7 MARCUS CRT, SALE, VIC 3850	\$430,000	30/10/2017
93 STEVENS ST, SALE, VIC 3850	\$440,000	03/07/2017
39 THE BVD, SALE, VIC 3850	\$475,000	21/03/2017
14 ASHLEY CRT, SALE, VIC 3850	\$465,000	14/03/2017
165 CUNNINGHAME ST, SALE, VIC 3850	\$480,000	07/12/2016
16 THE RDGE, WURRUK, VIC 3850	\$520,000	19/10/2016
57 SOVEREIGN DR, WURRUK, VIC 3850	\$480,000	23/08/2016

