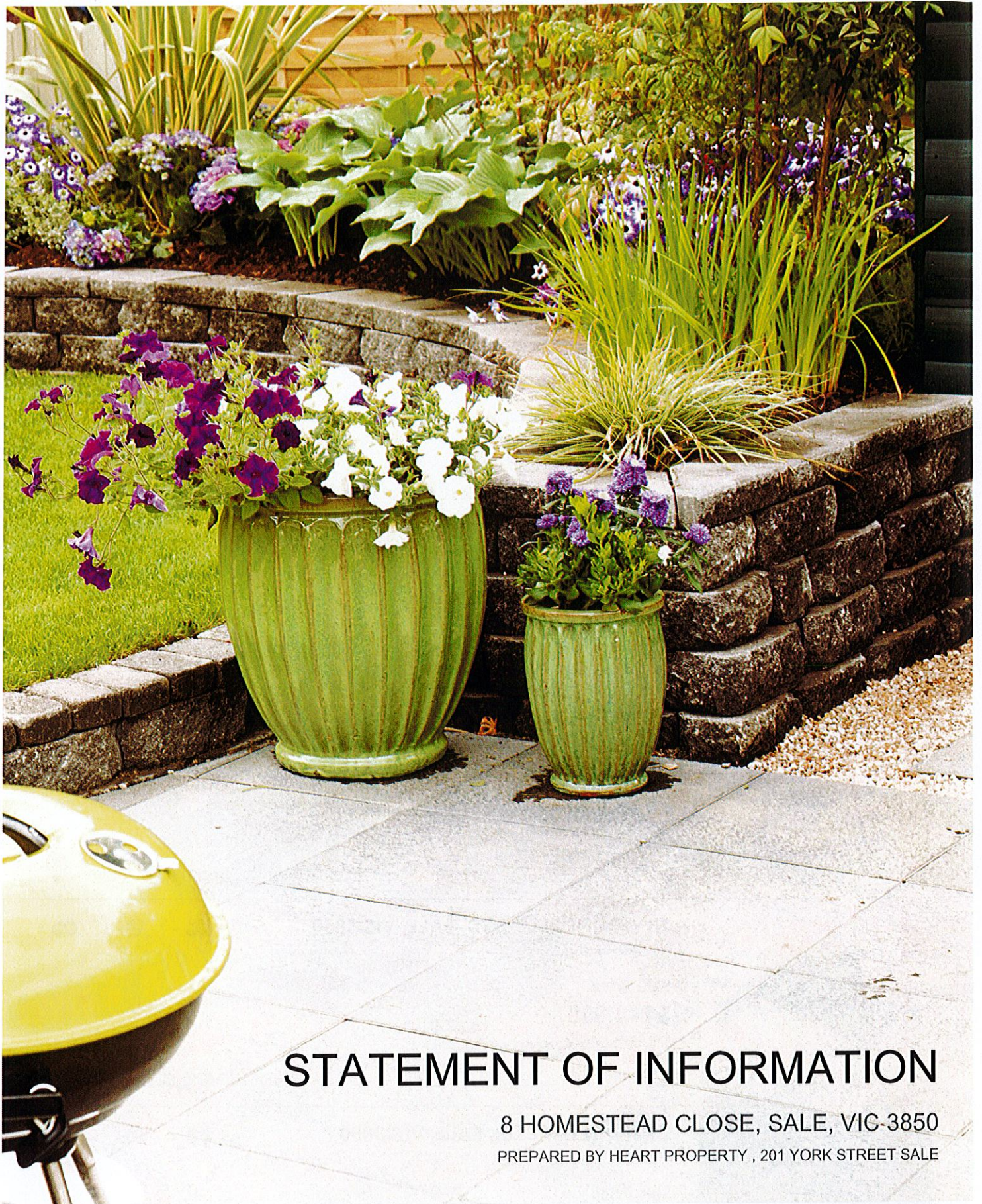




STATEMENT OF INFORMATION

8 HOMESTEAD CLOSE, SALE, VIC-3850

PREPARED BY HEART PROPERTY , 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 HOMESTEAD CLOSE, SALE, VIC 3850

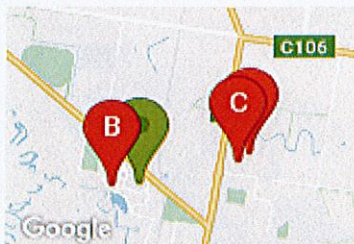


Indicative Selling Price

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

Price Range: **\$141,000 to \$155,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (Vacant Land)

\$131,500

01 July 2019 to 30 June 2020

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.



41 SWAN LAKE DR, SALE, VIC 3850



Sale Price

\$145,000

Sale Date: 31/08/2019

Distance from Property: 1.6km



75 WOONDELLA BVD, SALE, VIC 3850

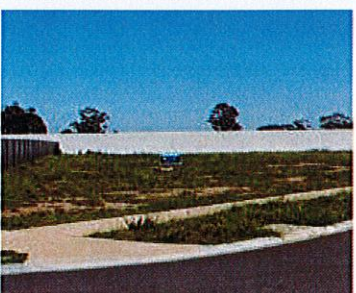


Sale Price

\$143,000

Sale Date: 30/10/2019

Distance from Property: 398m



21 SWAN LAKE DR, SALE, VIC 3850



Sale Price

\$157,500

Sale Date: 24/03/2020

Distance from Property: 1.4km



This report has been compiled on 27/08/2020 by Heart Property . Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

8 HOMESTEAD CLOSE, SALE, VIC 3850

Indicative selling price

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

Price Range: \$141,000 to \$155,000

Median sale price

Median price

\$131,500

Property type

Vacant Land

Suburb

SALE

Period

01 July 2019 to 30 June 2020

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
41 SWAN LAKE DR, SALE, VIC 3850	\$145,000	31/08/2019
75 WOONDELLA BVD, SALE, VIC 3850	\$143,000	30/10/2019
21 SWAN LAKE DR, SALE, VIC 3850	\$157,500	24/03/2020

This Statement of Information was prepared

27/08/2020

