

## 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

174 Guthridge Parade, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$460,000

#### Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2017

to

31/12/2017

Source REIV

#### 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 eighteen 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	18 King Av SALE 3850	\$485,000	09/11/2017
2	180 Stawell St SALE 3850	\$485,000	02/05/2017
3	67 PATTEN St SALE 3850	\$470,000	09/11/2017

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 eighteen months.

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**Indicative Selling Price**

\$460,000

**Median House Price**

Year ending December 2017: \$323,000



 4  2  2

**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 677 sqm approx

Agent Comments

## Comparable Properties



**18 King Av SALE 3850 (REI)**

Agent Comments

 6  3  3

**Price:** \$485,000

**Method:** Private Sale

**Date:** 09/11/2017

**Rooms:** 11

**Property Type:** House



**180 Stawell St SALE 3850 (REI)**

Agent Comments

 5  2  4

**Price:** \$485,000

**Method:** Private Sale

**Date:** 02/05/2017

**Rooms:** 9

**Property Type:** House



**67 PATTEN St SALE 3850 (REI/VG)**

Agent Comments

 5  3  8

**Price:** \$470,000

**Method:** Private Sale

**Date:** 09/11/2017

**Rooms:** 11

**Property Type:** House

**Land Size:** 925 sqm approx