

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

168 Guthridge Parade, Sale Vic 3850

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

Single price \$337,500

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	8 San Luis Dr SALE 3850	\$350,000	05/10/2017
2	9 Rue Grande Monde SALE 3850	\$346,500	22/08/2017
3	11 Kingfisher PI SALE 3850	\$330,000	28/02/2017

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.



3 2 2

Rooms: 6

Property Type: House

Land Size: 649 sqm approx

Agent Comments

Comparable Properties



8 San Luis Dr SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$350,000

Method: Private Sale

Date: 05/10/2017

Rooms: 6

Property Type: House

Land Size: 623 sqm approx



9 Rue Grande Monde SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$346,500

Method: Private Sale

Date: 22/08/2017

Rooms: 8

Property Type: House

Land Size: 657 sqm approx



11 Kingfisher PI SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$330,000

Method: Private Sale

Date: 28/02/2017

Rooms: -

Property Type: House

Land Size: 789 sqm approx