



Rooms:

Property Type: House (Res)

Land Size: 682 sqm

Agent Comments

Comparable Properties



20 Cartledge Way SALE 3850 (REI/VG)

Agent Comments



Price: \$199,950

Method: Private Sale

Date: 20/03/2017

Rooms: 6

Property Type: House

Land Size: 565 sqm



1 Simpson St SALE 3850 (REI/VG)

Agent Comments



Price: \$195,000

Method: Private Sale

Date: 10/03/2017

Rooms: 6

Property Type: House

Land Size: 846 sqm



17 Hoddle St SALE 3850 (REI/VG)

Agent Comments



Price: \$182,000

Method: Auction Sale

Date: 28/07/2016

Rooms: -

Property Type: House

Land Size: 794 sqm

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

8 Cherry Place, Sale Vic 3850

Indicative selling price

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

Single price \$187,000

Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

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
20 Cartledge Way SALE 3850	\$199,950	20/03/2017
1 Simpson St SALE 3850	\$195,000	10/03/2017
17 Hoddle St SALE 3850	\$182,000	28/07/2016