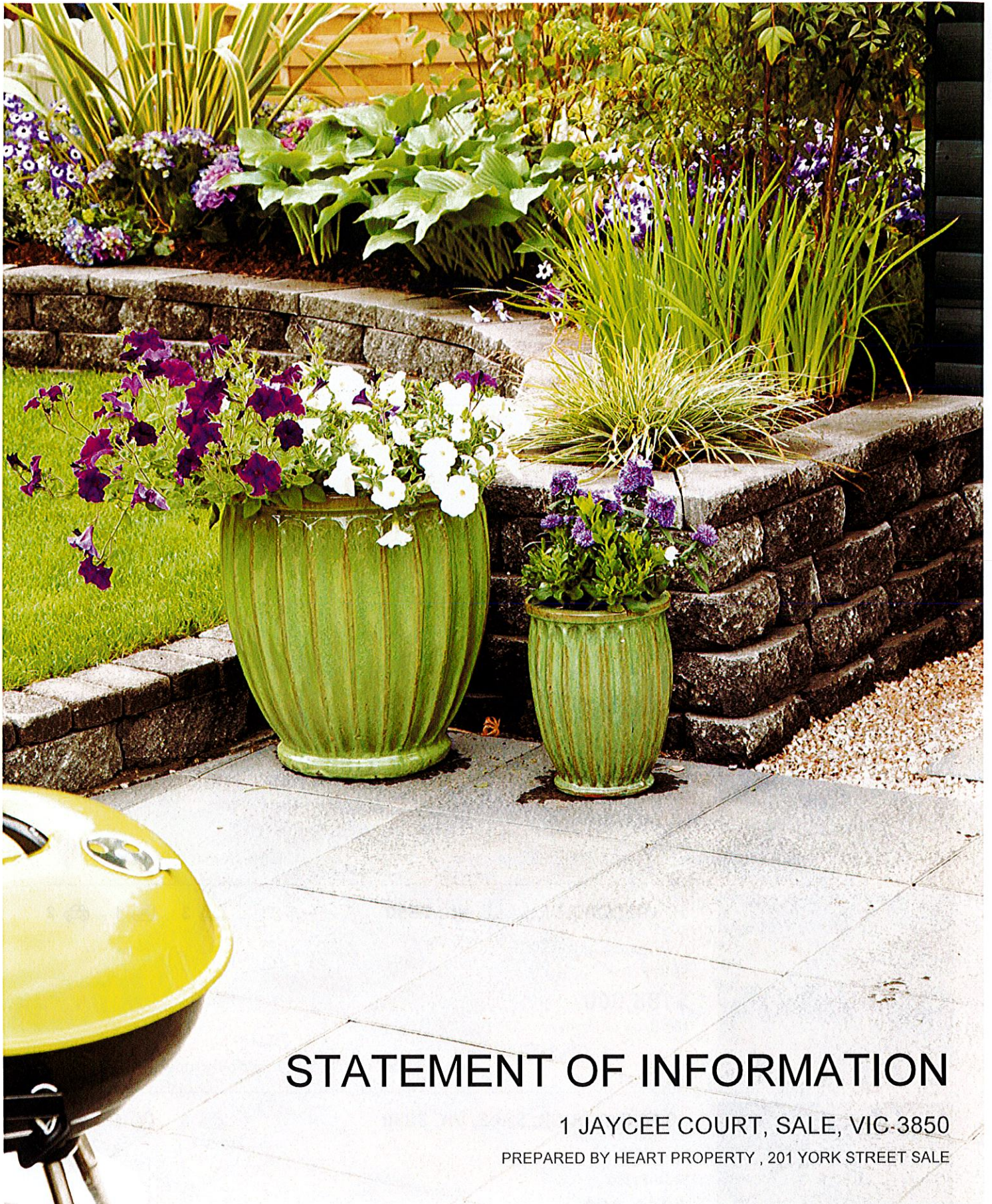




STATEMENT OF INFORMATION

1 JAYCEE COURT, SALE, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 JAYCEE COURT, SALE, VIC 3850

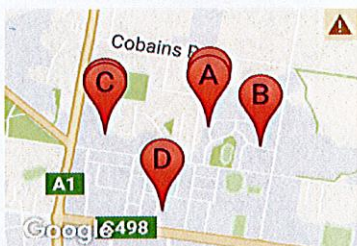
3 1 4

Indicative Selling Price

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

Price Range: \$199,000 to \$220,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$295,000

01 April 2017 to 31 March 2018

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.



13 JACKSON AVE, SALE, VIC 3850

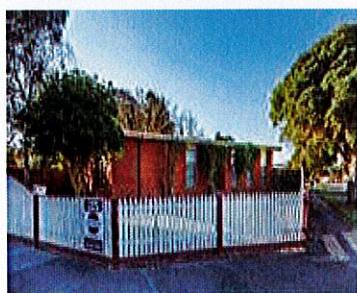
3 1 1

Sale Price

\$220,000

Sale Date: 27/11/2017

Distance from Property: 59m



19 TRELOAR ST, SALE, VIC 3850

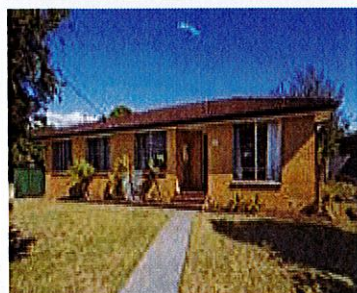
3 1 2

Sale Price

\$188,000

Sale Date: 24/11/2017

Distance from Property: 406m



18 GLOMAR GR, SALE, VIC 3850

3 1 2

Sale Price

\$210,000

Sale Date: 18/10/2017

Distance from Property: 723m



This report has been compiled on 09/04/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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21 GLOMAR GR, SALE, VIC 3850	\$215,000	07/12/2017
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4 IVY CRT, SALE, VIC 3850

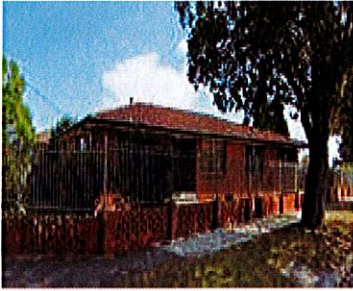
3 1 1

Sale Price

\$228,000

Sale Date: 17/10/2017

Distance from Property: 760m



21 GLOMAR GR, SALE, VIC 3850

4 1 1

Sale Price

\$215,000

Sale Date: 07/12/2017

Distance from Property: 712m



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

1 JAYCEE COURT, SALE, VIC 3850

Indicative selling price

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

Price Range: \$199,000 to \$220,000

Median sale price

Median price

\$295,000

House

☒

Unit

☐

Suburb

SALE

Period

01 April 2017 to 31 March 2018

Source



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
13 JACKSON AVE, SALE, VIC 3850	\$220,000	27/11/2017
19 TRELOAR ST, SALE, VIC 3850	\$188,000	24/11/2017
18 GLOMAR GR, SALE, VIC 3850	\$210,000	18/10/2017
4 IVY CRT, SALE, VIC 3850	\$228,000	17/10/2017