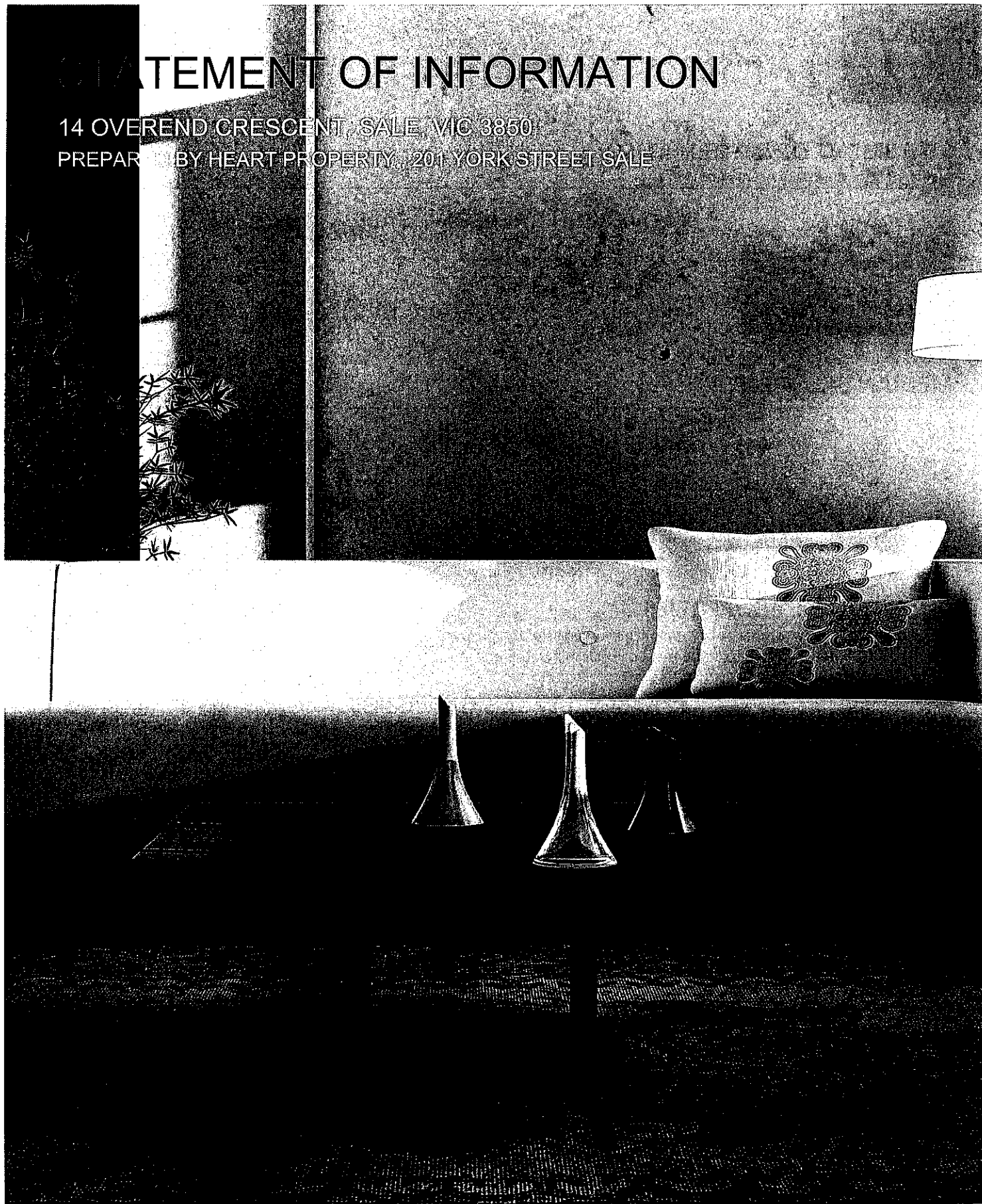


STATEMENT OF INFORMATION

14 OVEREND CRESCENT, SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



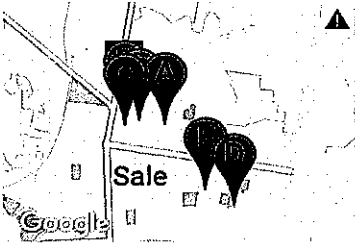
14 OVEREND CRESCENT, SALE, VIC 3850  3  1  1

Indicative Selling Price

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

Price Range: **\$176,000 to \$195,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$296,000

01 October 2016 to 30 September 2017

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.



12 HAGENAUER ST, SALE, VIC 3850  3  1  1

Sale Price

***\$185,000**

Sale Date: 13/11/2017

Distance from Property: 545m



120 DAWSON ST, SALE, VIC 3850  3  1  1

Sale Price

\$182,500

Sale Date: 13/10/2017

Distance from Property: 201m



22 MATHIESON ST, SALE, VIC 3850  3  1  1

Sale Price

\$175,000

Sale Date: 19/09/2017

Distance from Property: 206m



This report has been compiled on 14/12/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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20 CARTLEDGE WAY, SALE, VIC 3850

 3  1  1

Sale Price

\$199,950

Sale Date: 24/03/2017

Distance from Property: 1.9km



4 STEAD ST, SALE, VIC 3850

 3  1  2

Sale Price

\$185,000

Sale Date: 03/02/2017

Distance from Property: 1.5km



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

14 OVEREND CRESCENT, SALE, VIC 3850

Indicative selling price

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

Price Range: \$176,000 to \$195,000

Median sale price

Median price \$296,000

House

☒

Unit

☐

Suburb

SALE

Period

01 October 2016 to 30 September 2017

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
12 HAGENAUER ST, SALE, VIC 3850	*\$185,000	13/11/2017
120 DAWSON ST, SALE, VIC 3850	\$182,500	13/10/2017
22 MATHIESON ST, SALE, VIC 3850	\$175,000	19/09/2017
20 CARTLEDGE WAY, SALE, VIC 3850	\$199,950	24/03/2017

4 STEAD ST, SALE, VIC 3850	\$185,000	03/02/2017
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