

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

92 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Single price

\$689,000

Median sale price

Median price

\$329,500

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

31/03/2020

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 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
1	6 Market St SALE 3850	\$690,000	29/07/2019
2	43 Dowling Ct WURRUK 3850	\$670,000	31/10/2019
3	95 Elgin St SALE 3850	\$660,000	28/05/2020

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 18 months.~~

This Statement of Information was prepared on:

04/07/2020 08:55



4 2 6

Property Type: House
Land Size: 1171 sqm approx
Agent Comments

Indicative Selling Price
\$689,000

Median House Price
Year ending March 2020: \$329,500

Comparable Properties



6 Market St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$690,000
Method: Private Sale
Date: 29/07/2019
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 316 sqm approx



43 Dowling Ct WURRUK 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$670,000
Method: Private Sale
Date: 31/10/2019
Rooms: 8
Property Type: House
Land Size: 28329 sqm approx



95 Elgin St SALE 3850 (REI)

Agent Comments

4 2 4

Price: \$660,000
Method: Private Sale
Date: 28/05/2020
Rooms: 8
Property Type: House
Land Size: 1040 sqm approx