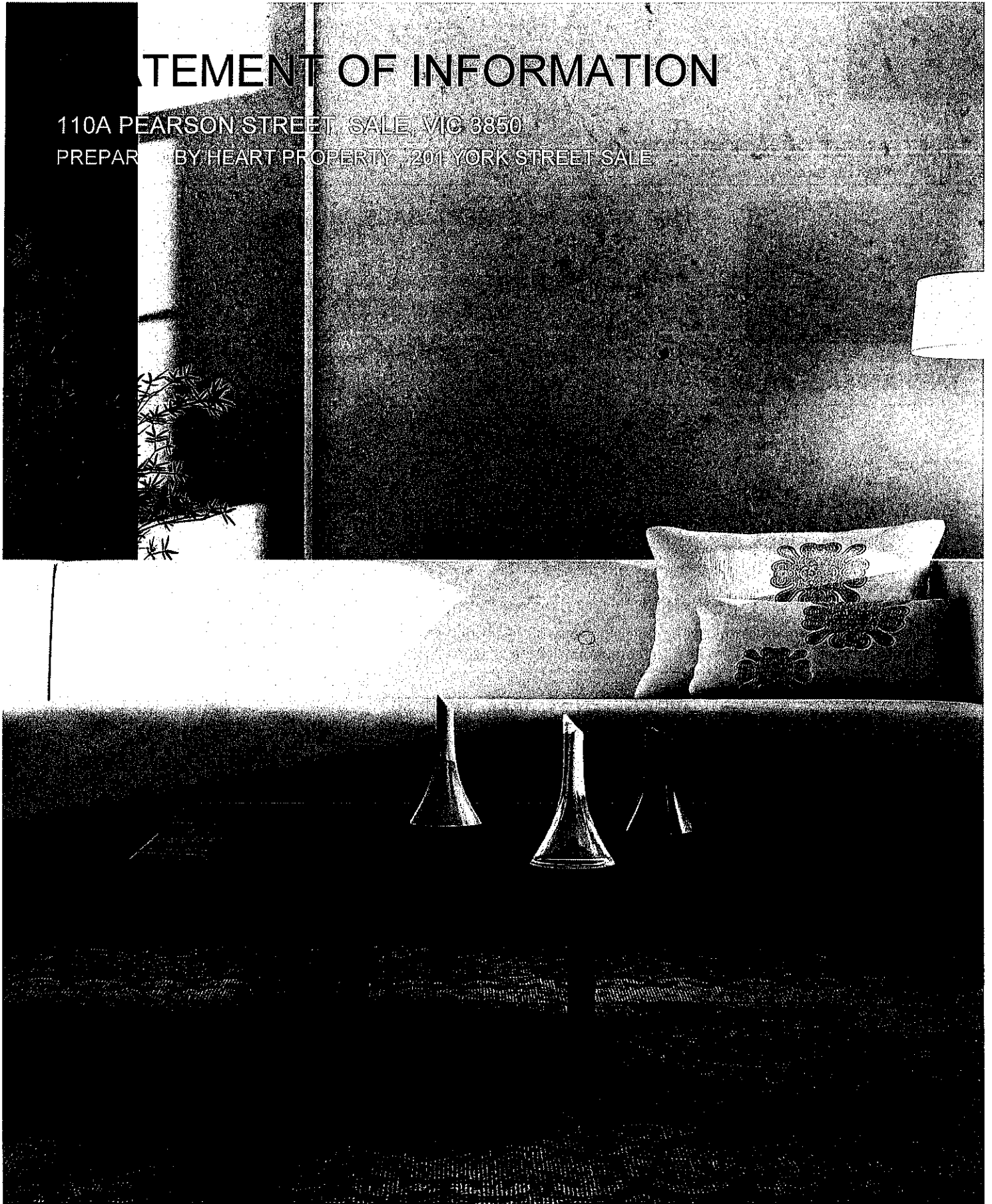


STATEMENT OF INFORMATION

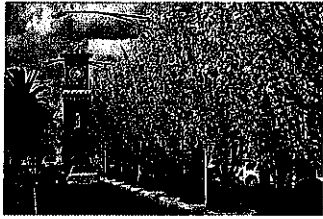
110A PEARSON STREET SALE, VIC 3850

PREPARED BY HEART PROPERTY 1201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



110A PEARSON STREET, SALE, VIC 3850

3

2

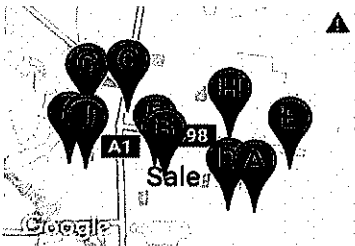
1

Indicative Selling Price

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

Price Range: **\$309,000 to \$341,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$302,000

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.



100 PATTEN ST, SALE, VIC 3850

3

2

4

Sale Price

\$324,000

Sale Date: 06/03/2018

Distance from Property: 2.4km



67 BARKLY ST, SALE, VIC 3850

3

1

4

Sale Price

\$325,000

Sale Date: 29/01/2018

Distance from Property: 1.1km



3 PINE GR, SALE, VIC 3850

3

1

2

Sale Price

\$325,000

Sale Date: 23/01/2018

Distance from Property: 999m



This report has been compiled on 22/05/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 CANOPUS CRT, SALE, VIC 3850

3 2 2

Sale Price

\$327,500

Sale Date: 22/01/2018

Distance from Property: 2.1km



19 IBIS AVE, SALE, VIC 3850

3 2 2

Sale Price

\$329,000

Sale Date: 19/12/2017

Distance from Property: 2.8km



65 DUNDAS ST, SALE, VIC 3850

3 1 3

Sale Price

\$315,000

Sale Date: 19/12/2017

Distance from Property: 935m



1 MCGHEE ST, SALE, VIC 3850

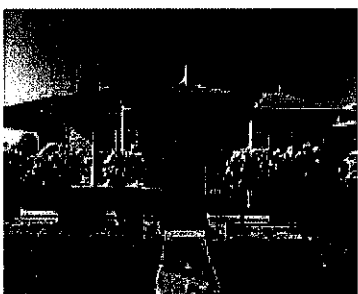
3 1 3

Sale Price

\$325,000

Sale Date: 08/12/2017

Distance from Property: 752m



273 RAGLAN ST, SALE, VIC 3850

3 1 4

Sale Price

\$328,000

Sale Date: 08/12/2017

Distance from Property: 2km





18 STAWELL ST, SALE, VIC 3850

3 1 3

Sale Price

\$340,000

Sale Date: 14/08/2017

Distance from Property: 233m



106 PEARSON ST, SALE, VIC 3850

3 1 1

Sale Price

\$312,500

Sale Date: 03/07/2017

Distance from Property: 45m



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

110A PEARSON STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$309,000 to \$341,000

Median sale price

Median price \$302,000 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
100 PATTEN ST, SALE, VIC 3850	\$324,000	06/03/2018
67 BARKLY ST, SALE, VIC 3850	\$325,000	29/01/2018
3 PINE GR, SALE, VIC 3850	\$325,000	23/01/2018
11 CANOPUS CRT, SALE, VIC 3850	\$327,500	22/01/2018

19 IBIS AVE, SALE, VIC 3850	\$329,000	19/12/2017
65 DUNDAS ST, SALE, VIC 3850	\$315,000	19/12/2017
1 MCGHEE ST, SALE, VIC 3850	\$325,000	08/12/2017
273 RAGLAN ST, SALE, VIC 3850	\$328,000	08/12/2017
18 STAWELL ST, SALE, VIC 3850	\$340,000	14/08/2017
106 PEARSON ST, SALE, VIC 3850	\$312,500	03/07/2017