

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

3 Hutchison Street, Sale Vic 3850

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$387,250

Property Type

House

Suburb

Sale

Period - From

01/01/2021

to

31/03/2021

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	63 Inglis St SALE 3850	\$425,000	08/06/2021
2	8 Alison Ct SALE 3850	\$423,000	25/02/2021
3	13 Yvette CI SALE 3850	\$430,000	31/12/2020

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:

05/07/2021 17:07



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



63 Inglis St SALE 3850 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 08/06/2021

Property Type: House

Land Size: 741 sqm approx



8 Alison Ct SALE 3850 (VG)

Agent Comments



Price: \$423,000

Method: Sale

Date: 25/02/2021

Property Type: House (Res)

Land Size: 724 sqm approx



13 Yvette Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 31/12/2020

Property Type: House

Land Size: 835 sqm approx