

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

239 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$532,500 Property Type House Suburb Sale

Period - From 01/01/2022 to 31/03/2022 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	8 Joseph St SALE 3850	\$418,000	24/11/2021
2	295 Raglan St SALE 3850	\$399,000	22/04/2021
3	234 Guthridge Pde SALE 3850	\$395,000	19/01/2022

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:

27/04/2022 15:29

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Indicative Selling Price

\$390,000 - \$420,000

Median House Price

March quarter 2022: \$532,500



Rooms: 4

Property Type: House

Land Size: 850 sqm approx

Agent Comments

Comparable Properties



8 Joseph St SALE 3850 (VG)

Agent Comments



Price: \$418,000

Method: Sale

Date: 24/11/2021

Property Type: House (Res)

Land Size: 649 sqm approx



295 Raglan St SALE 3850 (VG)

Agent Comments



Price: \$399,000

Method: Sale

Date: 22/04/2021

Property Type: House (Res)

Land Size: 671 sqm approx



234 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 19/01/2022

Property Type: House

Land Size: 591 sqm approx