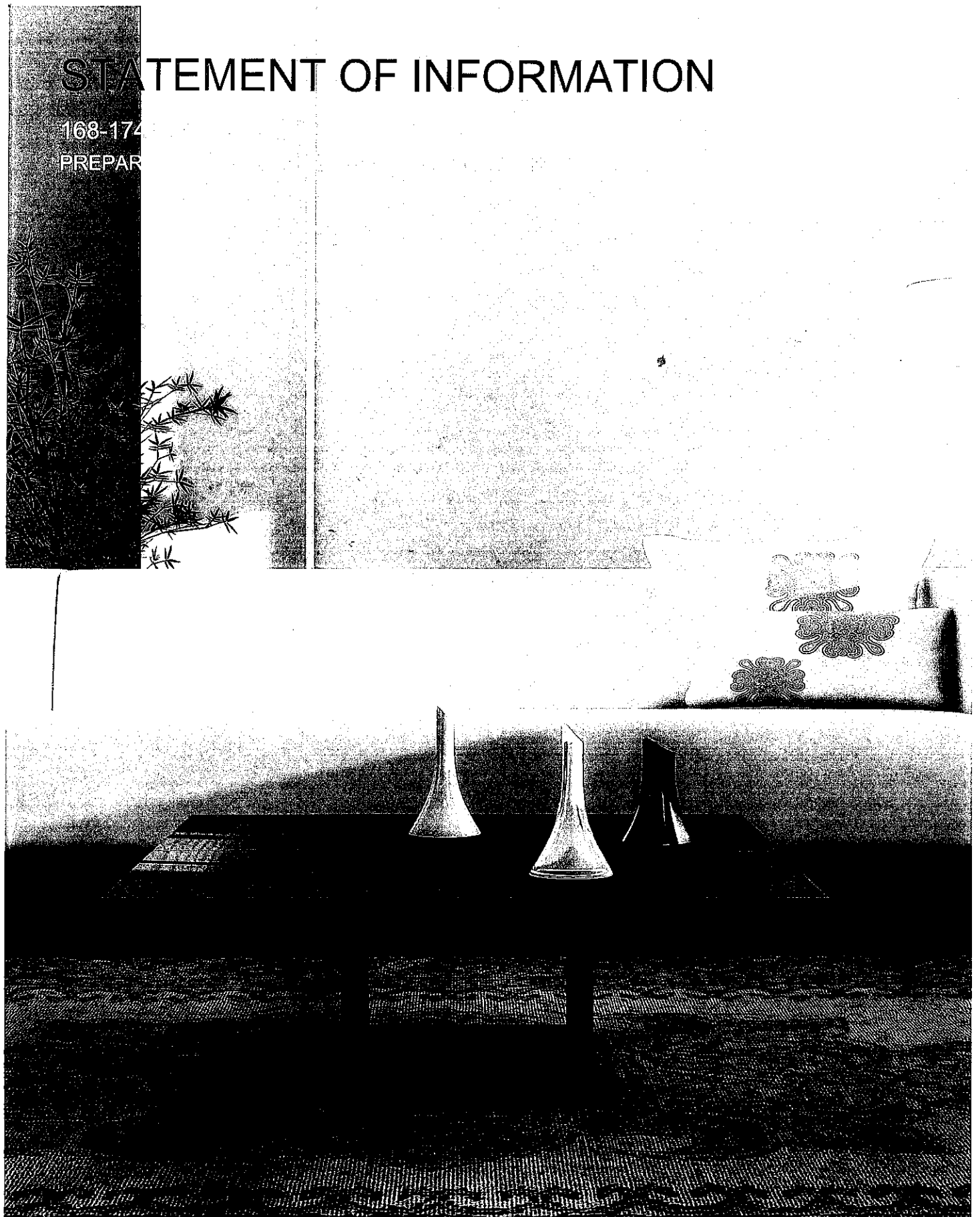


STATEMENT OF INFORMATION

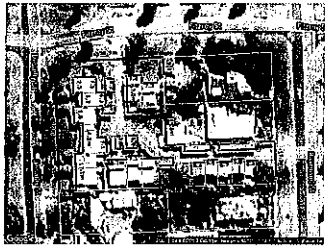
168-174

PREPAR



STATEMENT OF INFORMATION

Section 47A of the Estate Agents Act 1968



168-174 DESAILLY ST, SALE, VIC 3850

2 2 1

Median Value Selling Price

For the meaning of this price see consumer price underpinning

Price Range **\$189,000 to \$208,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (Unit)

\$254,500

15 October 2016 to 30 September 2017

Powered by **pricefinder**

COMPARABLE PROPERTIES

These properties are comparable to the subject property in terms of location, size, features and price. They are provided for your information only and are not intended to be used as a basis for any decision.



3/132 PATTEN ST, SALE, VIC 3850

2 1 1

Est. Value

***\$190,000**



2/41 CODRINGTON ST, SALE, VIC 3850

2 1 1

Est. Value

\$180,000



2/44 PATTEN ST, SALE, VIC 3850

2 1 1

Est. Value

\$215,000



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1/115 MARLEY ST, SALE, VIC 3850

3 1 1

Property
\$209,000



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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 168-174 DESAILLY ST, SALE, VIC 3850

Indicative selling price

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

Price Range: \$189,000 to \$208,000

Median sale price

Median price \$254,500

House

Unit

X

Suburb

SALE

Period

01 October 2016 to 30 September
2017

Source


pricefinder

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
3/132 PATTEN ST, SALE, VIC 3850	*\$190,000	20/09/2017
2/41 CODRINGTON ST, SALE, VIC 3850	\$180,000	09/02/2017
2/44 PATTEN ST, SALE, VIC 3850	\$215,000	20/12/2016
1/115 MARLEY ST, SALE, VIC 3850	\$209,000	11/11/2016