

# 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

146-150 Guthridge Parade, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$499,000

### Median sale price

Median price

\$344,000

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	162-164 Stawell St SALE 3850	\$670,000	23/02/2019
2	46 Elgin St SALE 3850	\$650,000	19/02/2019
3	12 Rhodes Dr SALE 3850	\$648,000	16/11/2018

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:

18/09/2019 14:17

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**Indicative Selling Price**

\$499,000

**Median House Price**

June quarter 2019: \$344,000



5   1   2

**Property Type:** House (Res)

**Land Size:** 2040 sqm approx

Agent Comments

## Comparable Properties



**162-164 Stawell St SALE 3850 (REI)**

Agent Comments

4   2   4

**Price:** \$670,000

**Method:** Private Sale

**Date:** 23/02/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 1136 sqm approx



**46 Elgin St SALE 3850 (VG)**

Agent Comments

3   -   -

**Price:** \$650,000

**Method:** Sale

**Date:** 19/02/2019

**Property Type:** House (Res)

**Land Size:** 1012 sqm approx



**12 Rhodes Dr SALE 3850 (REI/VG)**

Agent Comments

7   3   3

**Price:** \$648,000

**Method:** Private Sale

**Date:** 16/11/2018

**Rooms:** 13

**Property Type:** House

**Land Size:** 5146 sqm approx