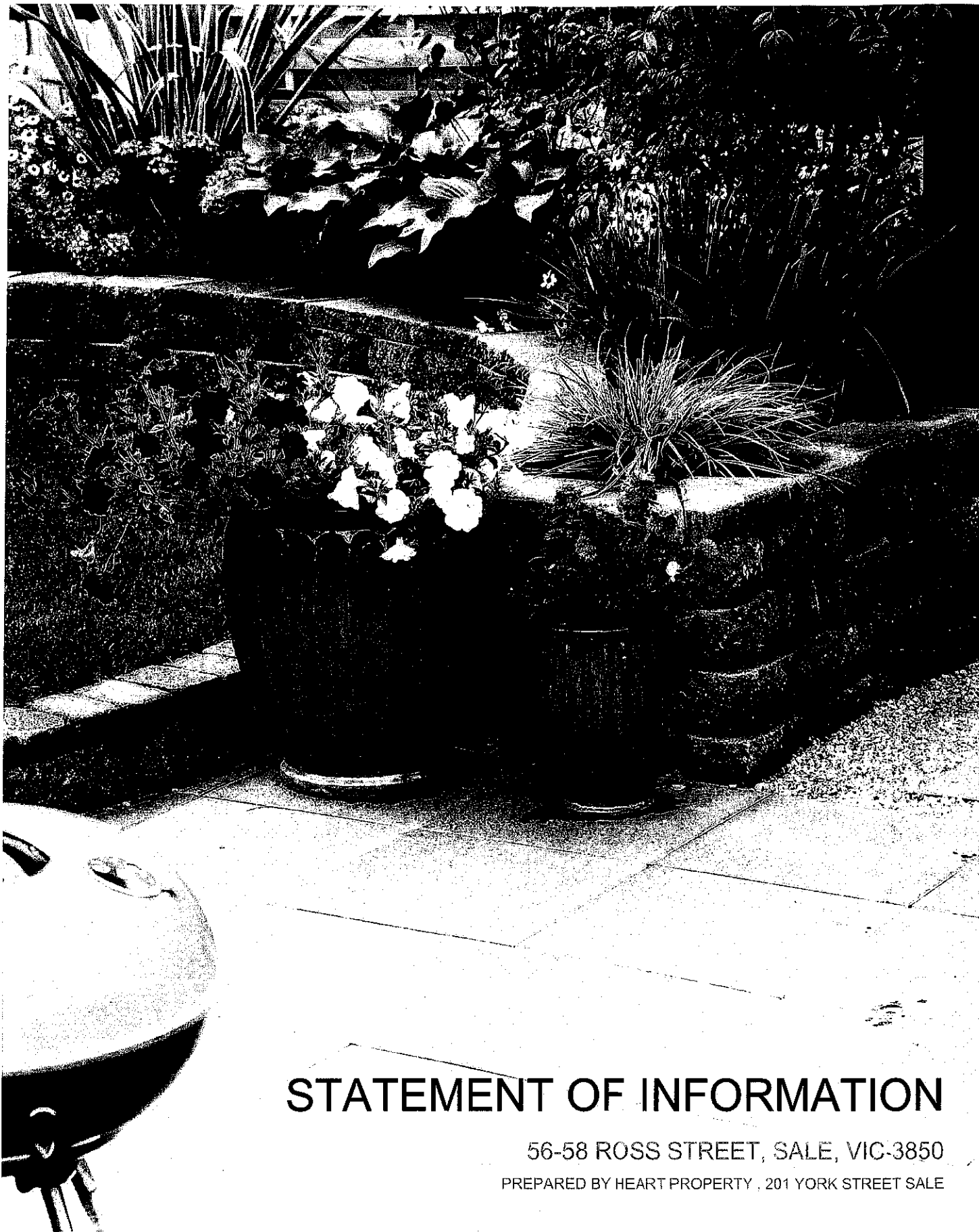




STATEMENT OF INFORMATION

56-58 ROSS STREET, SALE, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AP of the Estate Agents Act 1980



56-58 ROSS STREET, SALE, VIC 3850

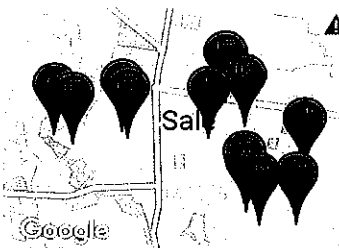
3 1 3

Indicative Selling Price

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

Price Range: **\$296,000 to \$326,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$292,500

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 12 months which our estate agent, or agent's representative considers to be most comparable to the property for sale.



1 FRANCES CRT, SALE, VIC 3850

3 1 2

Sale Price

\$302,000

Sold 06/09/2017

Distance from property: 1.5km



106 PEARSON ST, SALE, VIC 3850

3 1 1

Sale Price

\$312,500

Sold 06/09/2017



71 MONTGOMERY ST, SALE, VIC 3850

3 1 2

Sale Price

\$290,000

Sold 06/09/2017



This report has been compiled on 06/09/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 ALISON CRT, SALE, VIC 3850

3 1 1

Sale Price

\$310,000

Sale Date: 18/01/2017

Open House 20/01/2017 - 02/02/2017



5 CARTER ST, SALE, VIC 3850

3 1 4

Sale Price

\$295,000

Sale Date: 12/01/2017

Open House 17/01/2017 - 19/01/2017



167 FITZROY ST, SALE, VIC 3850

3 1 2

Sale Price

\$284,000

Sale Date: 01/01/2017

Open House 17/01/2017 - 19/01/2017



45 MACARTHUR ST, SALE, VIC 3850

3 1 2

Sale Price

\$295,000

Sale Date: 10/01/2017

Open House 17/01/2017 - 19/01/2017



24 FRANCES CRT, SALE, VIC 3850

3 1 2

Sale Price

Price Withheld





166 MACARTHUR ST, SALE, VIC 3850

3 1 2

Sale Price

\$298,000

Sale Date: 03/01/17

Viewing Time: 12:00pm - 1:00pm



66 INGLIS ST, SALE, VIC 3850

3 1 1

Sale Price

\$296,000

Sale Date: 14/01/17

Viewing Time: 12:00pm - 1:00pm



4/14 DARLING ST, SALE, VIC 3850

2 2 1

Sale Price

\$286,000

Sale Date: 04/01/17

Viewing Time: 12:00pm - 1:00pm



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

56-58 ROSS STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$296,000 to \$326,000

Median sale price

Median price

\$292,500

House

☒

Unit

☐

Suburb

SALE

Period

01 July 2016 to 30 June 2017

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
1 FRANCES CRT, SALE, VIC 3850	\$302,000	10/07/2017
106 PEARSON ST, SALE, VIC 3850	\$312,500	03/07/2017
71 MONTGOMERY ST, SALE, VIC 3850	\$290,000	20/06/2017
7 ALISON CRT, SALE, VIC 3850	\$310,000	18/04/2017

5 CARTER ST, SALE, VIC 3850	\$295,000	12/04/2017
167 FITZROY ST, SALE, VIC 3850	\$284,000	20/03/2017
45 MACARTHUR ST, SALE, VIC 3850	\$295,000	20/03/2017
24 FRANCES CRT, SALE, VIC 3850	Price Withheld	14/03/2017
166 MACARTHUR ST, SALE, VIC 3850	\$298,000	10/03/2017
66 INGLIS ST, SALE, VIC 3850	\$296,000	03/03/2017
4/14 DARLING ST, SALE, VIC 3850	\$286,000	07/06/2017