

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

282 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Single price

\$459,500

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/07/2022

to

30/09/2022

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	3 Joseph St SALE 3850	\$460,000	21/10/2022
2	13 Ellen Way SALE 3850	\$450,000	29/04/2022
3	2 Indra Ct SALE 3850	\$450,000	05/07/2021

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:

06/12/2022 12:25



Property Type:

Divorce/Estate/Family Transfers

Land Size: 830 sqm approx

Agent Comments

Comparable Properties



3 Joseph St SALE 3850 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 21/10/2022

Property Type: House



13 Ellen Way SALE 3850 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 29/04/2022

Property Type: House

Land Size: 444 sqm approx



2 Indra Ct SALE 3850 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 05/07/2021

Property Type: House (Res)

Land Size: 862 sqm approx