

# 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

170 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

\$435,000

### Median sale price

Median price

\$387,250

Property Type

House

Suburb

Sale

Period - From

01/01/2021

to

31/03/2021

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	13 Cranswick Cr SALE 3850	\$442,000	15/03/2020
2	31 Stevens St SALE 3850	\$440,000	09/11/2020
3	7 SAN LUIS Dr SALE 3850	\$428,000	12/01/2021

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:

16/04/2021 11:49



3 2 1

**Rooms:** 7

**Property Type:** House

**Land Size:** 749 sqm approx

Agent Comments

## Comparable Properties



**13 Cranswick Cr SALE 3850 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$442,000

**Method:** Private Sale

**Date:** 15/03/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 658 sqm approx



**31 Stevens St SALE 3850 (VG)**

Agent Comments

3 - -

**Price:** \$440,000

**Method:** Sale

**Date:** 09/11/2020

**Property Type:** House (Res)

**Land Size:** 672 sqm approx



**7 SAN LUIS Dr SALE 3850 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$428,000

**Method:** Private Sale

**Date:** 12/01/2021

**Property Type:** House

**Land Size:** 753 sqm approx