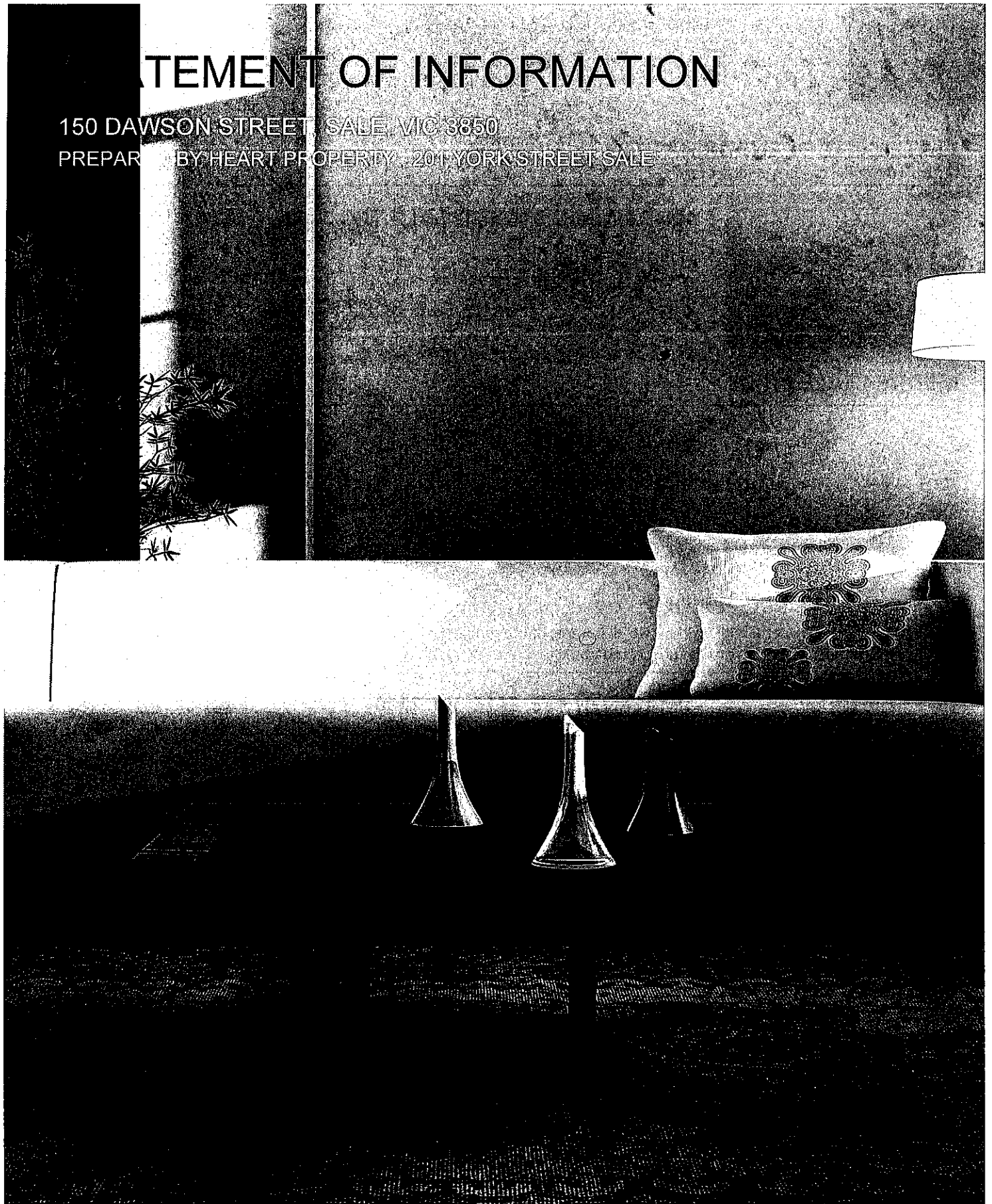


STATEMENT OF INFORMATION

150 DAWSON STREET SALE VIC 3850

PREPARED BY HEART PROPERTY 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



150 DAWSON STREET, SALE, VIC 3850

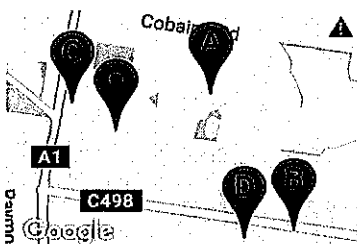
 3  1  2

Indicative Selling Price

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

Price Range: \$195,000 to \$216,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 JACKSON AVE, SALE, VIC 3850

 3  1  4

Sale Price

***\$192,000**

Sale Date: 31/05/2018

Distance from Property: 701m



300 RAGLAN ST, SALE, VIC 3850

 3  1  1

Sale Price

***\$220,000**

Sale Date: 20/04/2018

Distance from Property: 1.4km



2 CLANCY CRT, SALE, VIC 3850

 3  1  2

Sale Price

***\$191,000**

Sale Date: 20/04/2018

Distance from Property: 365m



This report has been compiled on 08/06/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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240 GUTHRIDGE PDE, SALE, VIC 3850

 **3**  **1**  **3**

Sale Price

***\$220,000**

Sale Date: 16/04/2018

Distance from Property: 1.2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

150 DAWSON STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$195,000 to \$216,000

Median sale price

Median price

House

☒

Unit

Suburb

SALE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
18 JACKSON AVE, SALE, VIC 3850	*\$192,000	31/05/2018
300 RAGLAN ST, SALE, VIC 3850	*\$220,000	20/04/2018
2 CLANCY CRT, SALE, VIC 3850	*\$191,000	20/04/2018
240 GUTHRIDGE PDE, SALE, VIC 3850	*\$220,000	16/04/2018