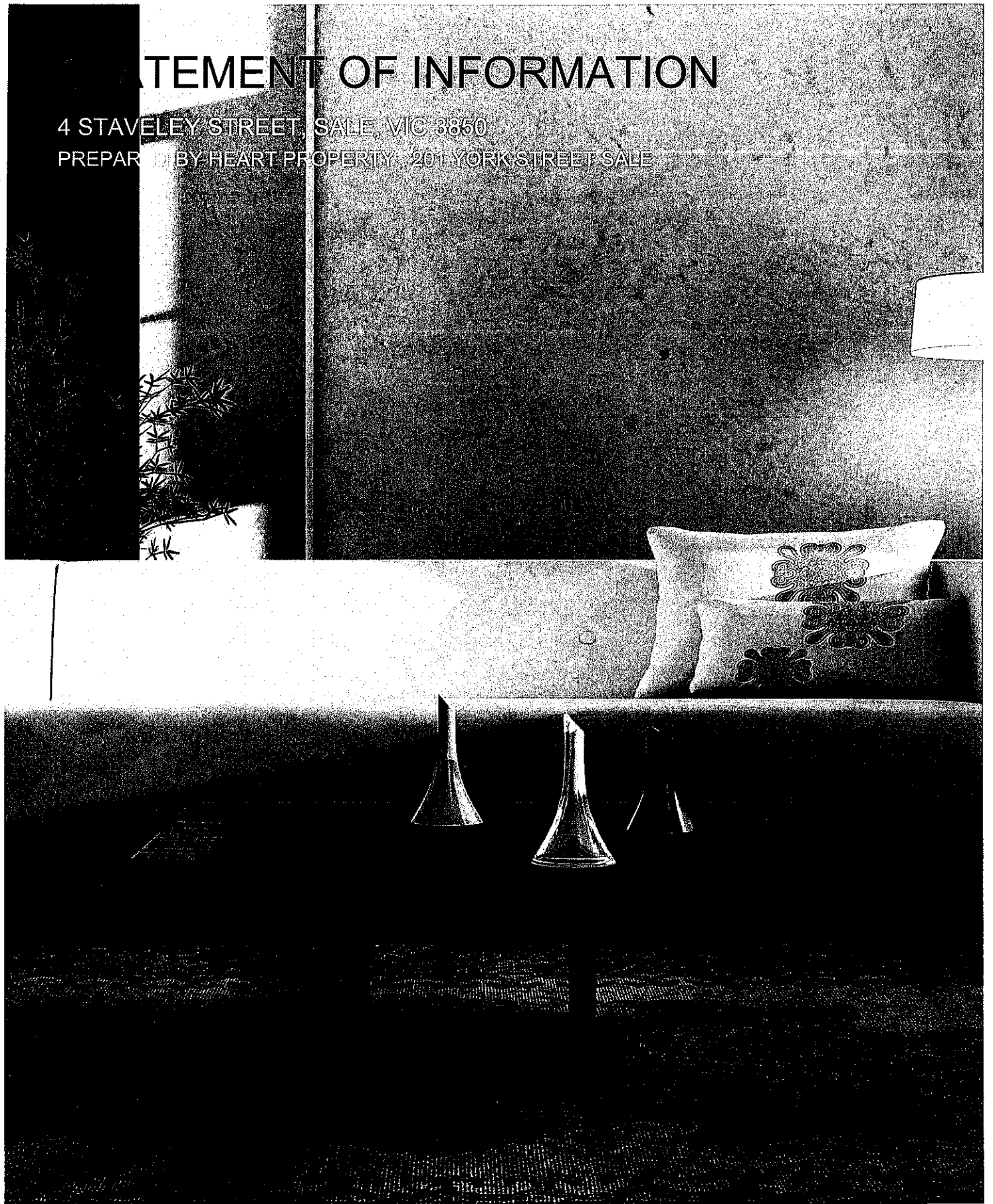


STATEMENT OF INFORMATION

4 STAVELEY STREET, SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 STAVELEY STREET, SALE, VIC 3850

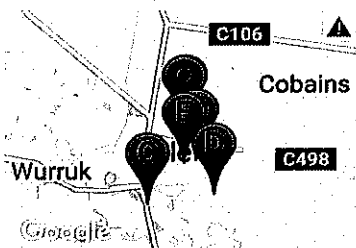
 3  -  -

Indicative Selling Price

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

Price Range: **\$242,000 to \$267,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$295,000

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



7 STAVELEY ST, SALE, VIC 3850

 3  2  1

Sale Price

\$255,000

Sale Date: 22/01/2018

Distance from Property: 45m



194 GUTHRIDGE PDE, SALE, VIC 3850

 3  1  4

Sale Price

\$255,000

Sale Date: 19/01/2018

Distance from Property: 1.1km



2 YORK ST, SALE, VIC 3850

 3  1  2

Sale Price

\$255,000

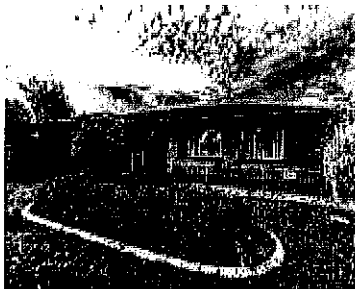
Sale Date: 20/11/2017

Distance from Property: 2.5km



This report has been compiled on 30/04/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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50 PATTEN ST, SALE, VIC 3850

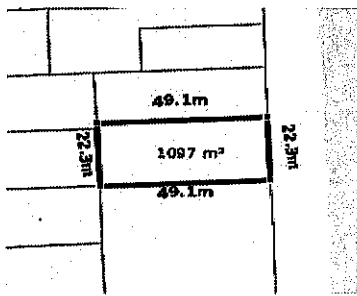
3 1 2

Sale Price

\$247,500

Sale Date: 10/11/2017

Distance from Property: 2.2km



65 PALMERSTON ST, SALE, VIC 3850

3 - -

Sale Price

\$260,000

Sale Date: 16/10/2017

Distance from Property: 1.1km



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

4 STAVELEY STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$242,000 to \$267,000

Median sale price

Median price

\$295,000

House

☒

Unit

☐

Suburb

SALE

Period

01 April 2017 to 31 March 2018

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
7 STAVELEY ST, SALE, VIC 3850	\$255,000	22/01/2018
194 GUTHRIDGE PDE, SALE, VIC 3850	\$255,000	19/01/2018
2 YORK ST, SALE, VIC 3850	\$255,000	20/11/2017
50 PATTEN ST, SALE, VIC 3850	\$247,500	10/11/2017

65 PALMERSTON ST, SALE, VIC 3850	\$260,000	16/10/2017
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