

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

28 Howard Street, Sale Vic 3850

Indicative selling price

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

Single price

\$270,000

Median sale price

Median price

\$532,500

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/03/2022

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	17 Hoddle St SALE 3850	\$280,000	20/07/2021
2	12 Howard St SALE 3850	\$270,000	22/04/2022
3	8 Stead St SALE 3850	\$265,000	22/08/2021

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:

05/07/2022 16:29

Victoria Cook

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Indicative Selling Price

\$270,000

Median House Price

March quarter 2022: \$532,500



2 1 1

Rooms: 4

Property Type: House

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



17 Hoddle St SALE 3850 (REI/VG)

Agent Comments

3 1 2

Price: \$280,000

Method: Private Sale

Date: 20/07/2021

Property Type: House

Land Size: 794 sqm approx



12 Howard St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$270,000

Method: Sale

Date: 22/04/2022

Property Type: House (Res)

Land Size: 702 sqm approx



8 Stead St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$265,000

Method: Sale

Date: 22/08/2021

Property Type: House (Res)

Land Size: 200 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690