



Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 1002 sqm

Agent Comments

Comparable Properties



12 Phillip Cr SALE 3850 (VG)

Agent Comments



Price: \$366,000

Method: Sale

Date: 01/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 788 sqm



170 Guthridge Pde SALE 3850 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 14/06/2017

Rooms: 7

Property Type: House

Land Size: 749 sqm



5 Antares Av SALE 3850 (REI/VG)

Agent Comments



Price: \$352,000

Method: Private Sale

Date: 23/02/2017

Rooms: 10

Property Type: House

Land Size: 858 sqm

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

35 Hutchison Street, Sale Vic 3850

Indicative selling price

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

Single price \$359,500

Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

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
12 Phillip Cr SALE 3850	\$366,000	01/03/2017
170 Guthridge Pde SALE 3850	\$360,000	14/06/2017
5 Antares Av SALE 3850	\$352,000	23/02/2017