

# 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

22 Hoddle Street, 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

\$299,950

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

30/06/2022

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 | 5 Hagenauer St SALE 3850       | \$300,000 | 10/08/2021   |
| 2 | 21 Hoddle St SALE 3850         | \$294,000 | 01/04/2022   |
| 3 | 8 Hyland Ct SALE 3850          | \$290,000 | 25/08/2021   |

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:

23/08/2022 15:04

Victoria Cook

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**Indicative Selling Price**

\$299,950

**Median House Price**

June quarter 2022: \$550,000



3 1 1

**Property Type:** House

**Land Size:** 676 sqm approx

**Agent Comments**

## Comparable Properties



**5 Hagenauer St SALE 3850 (REI/VG)**

**Agent Comments**

3 1 -

**Price:** \$300,000

**Method:** Private Sale

**Date:** 10/08/2021

**Property Type:** House

**Land Size:** 617 sqm approx



**21 Hoddle St SALE 3850 (VG)**

**Agent Comments**

3 - -

**Price:** \$294,000

**Method:** Sale

**Date:** 01/04/2022

**Property Type:** House (Res)

**Land Size:** 595 sqm approx



**8 Hyland Ct SALE 3850 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 25/08/2021

**Property Type:** House

**Land Size:** 585 sqm approx

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