## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	10 Hyland Court, Sale Vic 3850
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price	\$208,000

#### Median sale price

Median price	\$328,000	Pro	perty Type	House	]	Suburb	Sale
Period - From	16/09/2018	to	15/09/2019	So	ource	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	43 Buckley St SALE 3850	\$210,000	27/03/2019
2	13 Hyland Ct SALE 3850	\$205,000	01/10/2018
3	3 Hoddle St SALE 3850	\$199,500	03/05/2018

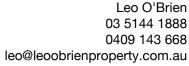
#### OR

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:	16/09/2019







**Indicative Selling Price** \$208,000 **Median House Price** 16/09/2018 - 15/09/2019: \$328,000





# Comparable Properties



43 Buckley St SALE 3850 (REI)

Price: \$210,000 Method: Private Sale

Date: 27/03/2019 Rooms: 6

Property Type: House

Agent Comments



13 Hyland Ct SALE 3850 (REI)



Price: \$205,000 Method: Private Sale Date: 01/10/2018

Rooms: 6

Property Type: House Land Size: 642 sqm approx **Agent Comments** 



3 Hoddle St SALE 3850 (REI)

Price: \$199,500 Method: Private Sale Date: 03/05/2018

Rooms: 6

Property Type: House Land Size: 653 sqm approx Agent Comments

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288



