

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

10 Hyland Court, Sale Vic 3850

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

Property Type

House

Suburb

Sale

Period - From

16/09/2018

to

15/09/2019

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	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

Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$208,000

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

Comparable Properties



43 Buckley St SALE 3850 (REI)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 27/03/2019
Rooms: 6
Property Type: House



13 Hyland Ct SALE 3850 (REI)

Agent Comments



Price: \$205,000
Method: Private Sale
Date: 01/10/2018
Rooms: 6
Property Type: House
Land Size: 642 sqm approx



3 Hoddle St SALE 3850 (REI)

Agent Comments



Price: \$199,500
Method: Private Sale
Date: 03/05/2018
Rooms: 6
Property Type: House
Land Size: 653 sqm approx