

STATEMENT OF INFORMATION

3 KYLIE COURT, SALE VIC

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 KYLIE COURT, SALE, VIC

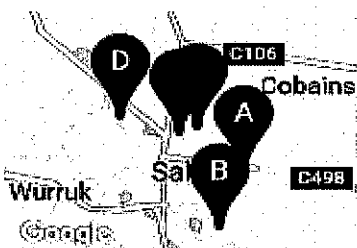
 4  2  2

Indicative Selling Price

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

Price Range: **\$393,000 to \$434,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$306,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



19 PELICAN CRT, SALE, VIC 3850

 4  2  4

Sale Price

***\$400,000**

Sale Date: 23/07/2018

Distance from Property: 2km



4 WALLACE ST, SALE, VIC 3850

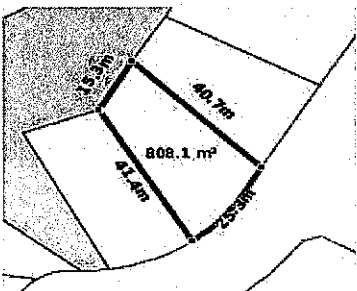
 4  2  4

Sale Price

***\$435,000**

Sale Date: 15/05/2018

Distance from Property: 1.5km



6 STAFFORD DR, SALE, VIC 3850

 4  -  -

Sale Price

\$410,000

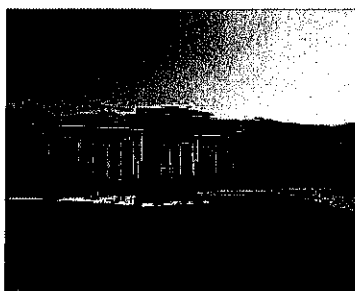
Sale Date: 04/03/2018

Distance from Property: 3km



This report has been compiled on 03/08/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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35 DRYDEN PL, SALE, VIC 3850

4 2 2

Sale Price

\$432,000

Sale Date: 21/02/2018

Distance from Property: 502m



2 CRANSWICK CRES, SALE, VIC 3850

4 2 4

Sale Price

***\$395,000**

Sale Date: 16/02/2018

Distance from Property: 862m



67 WOONDELLA BVD, SALE, VIC 3850

4 2 2

Sale Price

\$408,000

Sale Date: 07/02/2018

Distance from Property: 1.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 KYLIE COURT, SALE, VIC

Indicative selling price

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

Price Range: \$393,000 to \$434,000

Median sale price

Median price \$306,000

House

☒

Unit

☐

Suburb

SALE

Period 01 July 2017 to 30 June 2018

Source



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
19 PELICAN CRT, SALE, VIC 3850	*\$400,000	23/07/2018
4 WALLACE ST, SALE, VIC 3850	*\$435,000	15/05/2018
6 STAFFORD DR, SALE, VIC 3850	\$410,000	04/03/2018
35 DRYDEN PL, SALE, VIC 3850	\$432,000	21/02/2018

2 CRANSWICK CRES, SALE, VIC 3850	*\$395,000	16/02/2018
67 WOONDELLA BVD, SALE, VIC 3850	\$408,000	07/02/2018

