

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

18 Hyland Court, Sale Vic 3850

Indicative selling price

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

Single price

\$279,500

Median sale price

Median price

\$440,000

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

31/03/2022

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	8 Hyland Ct SALE 3850	\$290,000	25/08/2021
2	138 Dawson St SALE 3850	\$278,000	19/11/2021
3	13 Overend Cr SALE 3850	\$275,000	19/11/2021

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:

22/04/2022 11:52



Property Type: House (Previously Occupied - Detached)
Land Size: 364 sqm approx
Agent Comments

Indicative Selling Price
\$279,500

Median House Price
Year ending March 2022: \$440,000

Comparable Properties



8 Hyland Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 25/08/2021
Property Type: House
Land Size: 585 sqm approx



138 Dawson St SALE 3850 (REI/VG)

Agent Comments



Price: \$278,000
Method: Private Sale
Date: 19/11/2021
Property Type: House
Land Size: 589 sqm approx



13 Overend Cr SALE 3850 (VG)

Agent Comments



Price: \$275,000
Method: Sale
Date: 19/11/2021
Property Type: House (Res)
Land Size: 592 sqm approx