



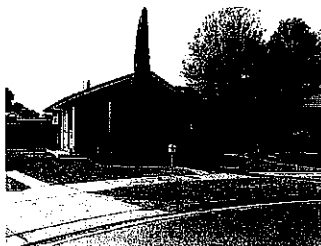
STATEMENT OF INFORMATION

5 LIONS COURT, SALE, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 LIONS COURT, SALE, VIC 3850

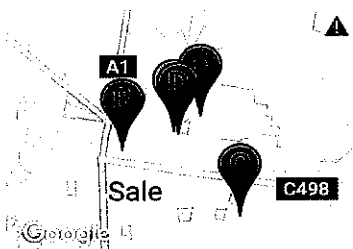
 3  1  1

Indicative Selling Price

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

Price Range: **\$208,000 to \$230,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$291,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale and the last 13 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



201 DAWSON ST, SALE, VIC 3850

 3  1  2

Sale Price

\$220,000

Sold on 24/08/2016

Distance from Property: 428m



13 CAMPBELL CT, SALE, VIC 3850

 3  1  4

Sale Price

\$218,000

Sold on 24/08/2016

Distance from Property: 428m



113 PATTEN ST, SALE, VIC 3850

 3  1  3

Sale Price

\$218,000

Sold on 24/08/2016

Distance from Property: 428m



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196 DAWSON ST, SALE, VIC 3850

3 1 2

Sale Price
\$219,000

Price per m² \$108/100m²

Property Data Solutions Pty Ltd 10/08/2017



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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

5 LIONS COURT, SALE, VIC 3850

Indicative selling price

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

Price Range: \$208,000 to \$230,000

Median sale price

Median price \$291,000

House

☒

Unit

☐

Suburb

SALE

Period 01 July 2016 to 30 June 2017

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
201 DAWSON ST, SALE, VIC 3850	\$220,000	31/10/2016
13 CAMPBELL CT, SALE, VIC 3850	\$218,000	13/09/2016
113 PATTEN ST, SALE, VIC 3850	\$218,000	13/09/2016
196 DAWSON ST, SALE, VIC 3850	\$219,000	29/08/2016