

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



78 Macarthur St Sale Vic 3850 03 5143 0090 Susan Mitrevski 0490 672 740 susan@fnsale.com.au



**Property offered for sale** 46 Hoddle Street Sale Vic 3850

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$265,000

or range between \$\*

&

\$

**Median sale price**

Median price \$270,000

\*House

x

unit

Suburb  
or locality

Sale

Period - From

March 2018

to

April 2019

Source

Realestate.com.au

**Comparable property sales**

**A\*** These are the three properties sold within five kilometres\* of the property for sale in the last 12 months/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 |
|--------------------------------|-----------|--------------|
| 3 Hoddle St Sale               | \$199,500 | 03.05.18     |
| 132 Fitzroy Street Sale        | \$271,000 | 17.01.19     |
| 191 Desailly Street Sale       | \$250,000 | 19.03.19     |