



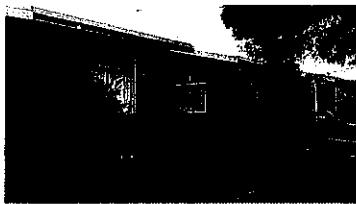
STATEMENT OF INFORMATION

29 HUTCHISON STREET, SALE, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 HUTCHISON STREET, SALE, VIC 3850

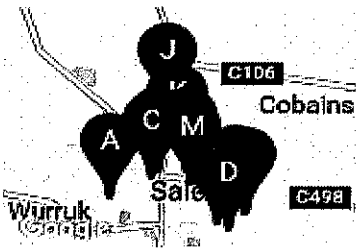
 3  1  2

Indicative Selling Price

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

Price Range: \$288,000 to \$317,000

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.



56 ROSS ST, SALE, VIC 3850

 3  1  3

Sale Price

***\$300,000**

Sale Date: 25/07/2018

Distance from Property: 3km



71 RAGLAN ST, SALE, VIC 3850

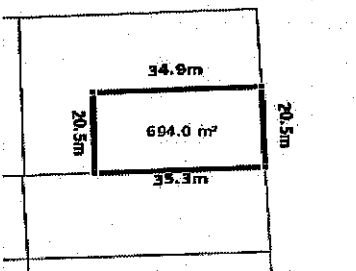
 3  1  5

Sale Price

***\$324,000**

Sale Date: 13/07/2018

Distance from Property: 2.2km



523 RAYMOND ST, SALE, VIC 3850

 3  -  -

Sale Price

\$290,000

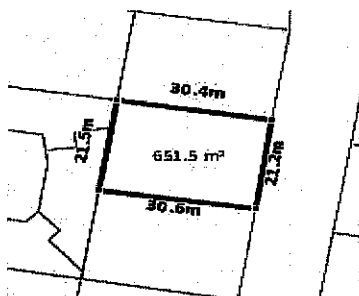
Sale Date: 28/06/2018

Distance from Property: 2.3km



This report has been compiled on 18/09/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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6 SANDRA CRT, SALE, VIC 3850

3 2 2

Sale Price
\$306,000

Sale Date: 18/06/2018

Distance from Property: 356m



4 SPEECHLEY CRT, SALE, VIC 3850

3 2 1

Sale Price
\$290,000

Sale Date: 02/05/2018

Distance from Property: 2.5km



13 CEDAR ST, SALE, VIC 3850

3 2 3

Sale Price
\$307,000

Sale Date: 27/03/2018

Distance from Property: 1.8km



100 PATTEN ST, SALE, VIC 3850

3 2 4

Sale Price
\$324,000

Sale Date: 06/03/2018

Distance from Property: 405m



6 MCDONALD CRT, SALE, VIC 3850

3 2 2

Sale Price
\$290,000

Sale Date: 26/02/2018

Distance from Property: 622m





16 KING AVE, SALE, VIC 3850

4 2 2

Sale Price

***\$325,000**

Sale Date: 03/08/2018

Distance from Property: 867m



22 RUTHBERG DR, SALE, VIC 3850

4 2 2

Sale Price

\$303,000

Sale Date: 02/07/2018

Distance from Property: 3.8km



10 SPEECHLEY CRT, SALE, VIC 3850

4 2 2

Sale Price

\$295,000

Sale Date: 10/05/2018

Distance from Property: 2.5km



87 INGLIS ST, SALE, VIC 3850

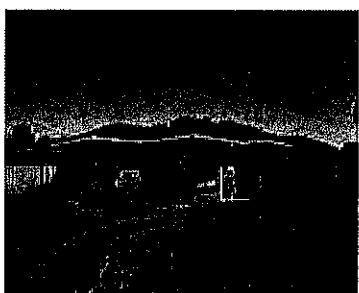
4 2 2

Sale Price

\$295,000

Sale Date: 09/05/2018

Distance from Property: 779m



150 FITZROY ST, SALE, VIC 3850

4 2 2

Sale Price

\$296,000

Sale Date: 23/04/2018

Distance from Property: 1.4km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

29 HUTCHISON STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$288,000 to \$317,000

Median sale price

Median price

\$306,000

House

X

Unit

Suburb

SALE

Period

01 July 2017 to 30 June 2018

Source

pricefinder

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
56 ROSS ST, SALE, VIC 3850	*\$300,000	25/07/2018
71 RAGLAN ST, SALE, VIC 3850	*\$324,000	13/07/2018
523 RAYMOND ST, SALE, VIC 3850	\$290,000	28/06/2018

6 SANDRA CRT, SALE, VIC 3850	\$306,000	18/06/2018
4 SPEECHLEY CRT, SALE, VIC 3850	\$290,000	02/05/2018
13 CEDAR ST, SALE, VIC 3850	\$307,000	27/03/2018
100 PATTEN ST, SALE, VIC 3850	\$324,000	06/03/2018
6 MCDONALD CRT, SALE, VIC 3850	\$290,000	26/02/2018
16 KING AVE, SALE, VIC 3850	*\$325,000	03/08/2018
22 RUTHBERG DR, SALE, VIC 3850	\$303,000	02/07/2018
10 SPEECHLEY CRT, SALE, VIC 3850	\$295,000	10/05/2018
87 INGLIS ST, SALE, VIC 3850	\$295,000	09/05/2018
150 FITZROY ST, SALE, VIC 3850	\$296,000	23/04/2018