



STATEMENT OF INFORMATION

6 NATALIE COURT, SALE, VIC-3850

PREPARED BY MARK HURST, HEART PROPERTY. PHONE: 0409 442 532

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 NATALIE COURT, SALE, VIC 3850

3 1 4

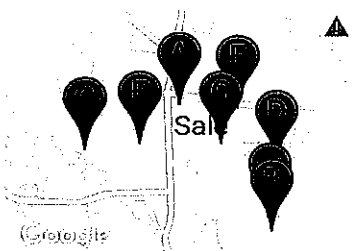
Indicative Selling Price

For the meaning of this price see consumer watch/ordering

Price Range: \$288,000 to \$319,000

Provided by: Mark Hurst, Heart Property

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

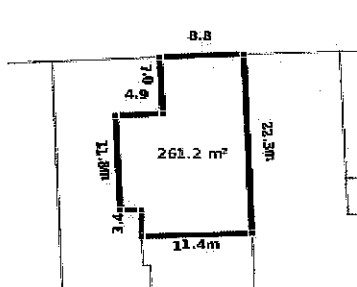
\$297,500

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the past 13 months that the agent, through their agent's representative, considers to be most comparable to the property for sale.



1/42 CODRINGTON ST, SALE, VIC 3850

3 - -

Sale Price

\$285,000

Sold Date: 17/05/2017

View on map: 1/42 CODRINGTON ST, SALE, VIC 3850



7 ALISON CRT, SALE, VIC 3850

3 1 1

Sale Price

\$310,000

Sold Date: 17/05/2017

View on map: 7 ALISON CRT, SALE, VIC 3850



5 CARTER ST, SALE, VIC 3850

3 1 4

Sale Price

\$295,000

Sold Date: 17/05/2017

View on map: 5 CARTER ST, SALE, VIC 3850

This report has been compiled on 17/11/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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16 PHILLIP CRES, SALE, VIC 3850

3 2 3

Sale Price

\$320,000

Suburb: Phillip Cres

Phillip Cres, Phillip, VIC 3850



45 MACARTHUR ST, SALE, VIC 3850

3 1 2

Sale Price

\$295,000

Suburb: Macarth St

Macarth St, Phillip, VIC 3850



167 FITZROY ST, SALE, VIC 3850

3 1 2

Sale Price

\$284,000

Suburb: Fitzroy St

Fitzroy St, Phillip, VIC 3850



166 MACARTHUR ST, SALE, VIC 3850

3 1 2

Sale Price

\$298,000

Suburb: Macarth St

Macarth St, Phillip, VIC 3850



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

6 NATALIE COURT, SALE, VIC 3850

Indicative selling price

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

Price Range: \$288,000 to \$319,000

Median sale price

Median price

\$297,500

House

X

Unit

Suburb

SALE

Period

01 October 2016 to 30 September
2017

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
1/42 CODRINGTON ST, SALE, VIC 3850	\$285,000	15/05/2017
7 ALISON CRT, SALE, VIC 3850	\$310,000	18/04/2017
5 CARTER ST, SALE, VIC 3850	\$295,000	12/04/2017
16 PHILLIP CRES, SALE, VIC 3850	\$320,000	21/03/2017

45 MACARTHUR ST, SALE, VIC 3850	\$295,000	20/03/2017
167 FITZROY ST, SALE, VIC 3850	\$284,000	20/03/2017
166 MACARTHUR ST, SALE, VIC 3850	\$298,000	10/03/2017

