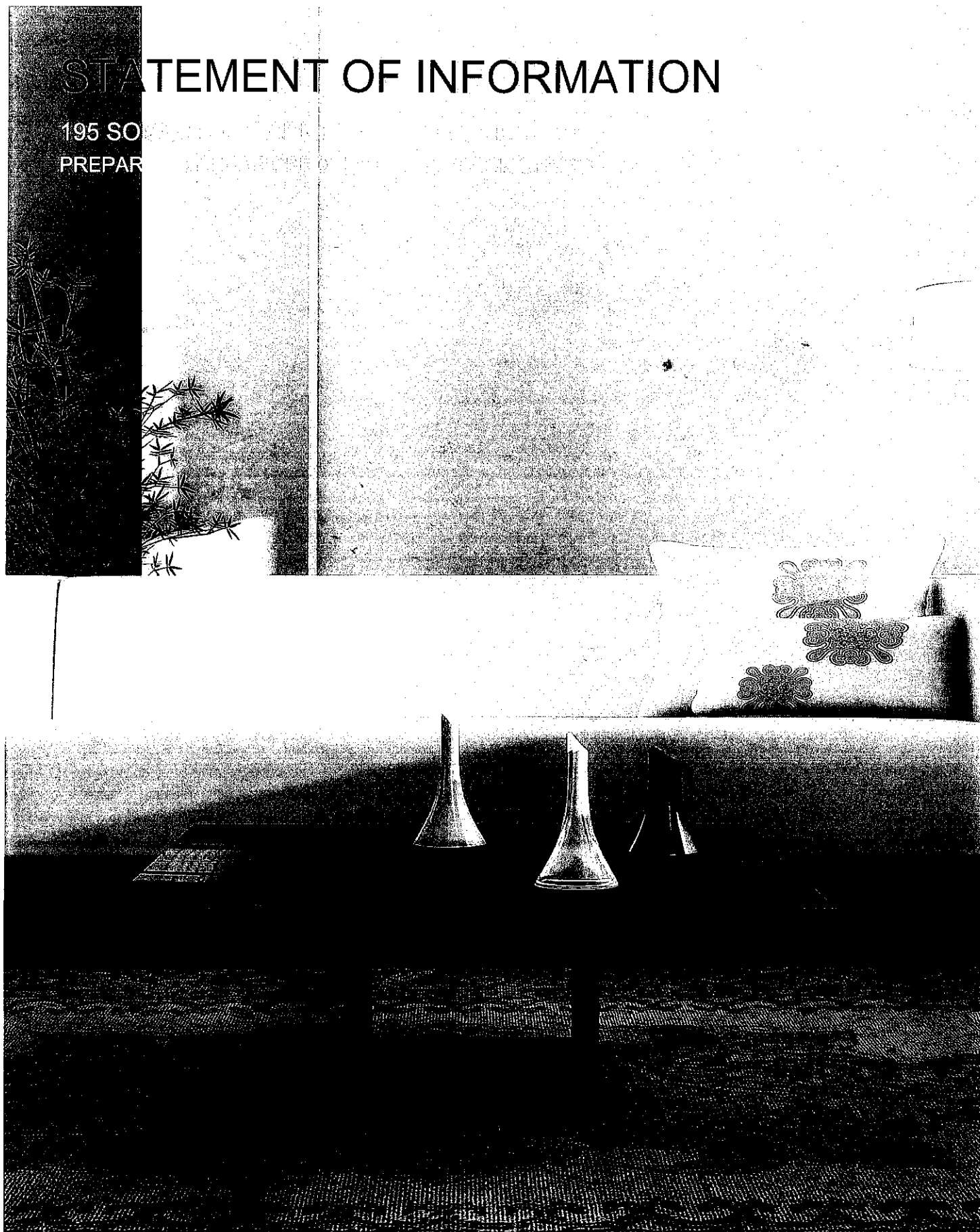


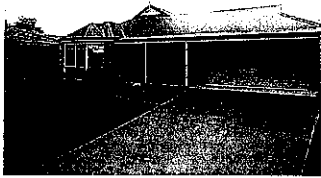
STATEMENT OF INFORMATION

195 SOUTH 7TH AVENUE, SUITE 100
PREPARED FOR: [REDACTED]



STATEMENT OF INFORMATION

Section 4/4A of the Estate Agents Act 1980



195 SOMERTON PARK ROAD, SALE, VIC

5

2

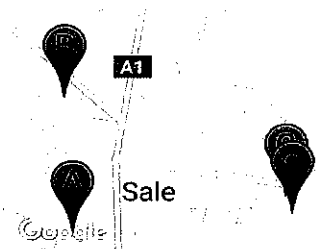
2

Indicative Selling Price

For the meaning of this price see Consumer Protection Program

Price Range: **\$367,000 to \$406,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$298,000

01 October 2016 to 30 September 2017

pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within one kilometre of the property being sold. The information is provided for general reference only. It does not constitute an offer or a guarantee of the property's value.



41 REEVE ST, SALE, VIC 3850

4

2

5

Sale Price

\$375,000

10/10/2016 - 10/10/2017

pricefinder



2 PAGE CRT, SALE, VIC 3850

4

2

2

Sale Price

\$385,000

10/10/2016 - 10/10/2017

pricefinder



16 SPOONBILL PL, SALE, VIC 3850

4

2

3

Sale Price

\$400,000

10/10/2016 - 10/10/2017

pricefinder

This report has been compiled on 26/10/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

195 SOMERTON PARK ROAD, SALE, VIC 3850

Indicative selling price

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

Price Range: \$367,000 to \$406,000

Median sale price

Median price

\$298,000

House

☒

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
41 REEVE ST, SALE, VIC 3850	\$375,000	18/08/2017
2 PAGE CRT, SALE, VIC 3850	\$385,000	10/07/2017
16 SPOONBILL PL, SALE, VIC 3850	\$400,000	26/04/2017