

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

396 Guthridge Parade, 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

\$485,000

### Median sale price

Median price

\$485,000

Property Type

House

Suburb

Sale

Period - From

01/04/2023

to

31/03/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	4 Rue Grande Monde SALE 3850	\$497,000	18/06/2024
2	24 Helen Cr SALE 3850	\$472,000	30/05/2024
3	282 Guthridge Pde SALE 3850	\$455,000	02/03/2023

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

02/07/2024 17:04

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**Indicative Selling Price**

\$485,000

**Median House Price**

Year ending March 2024: \$485,000



**Property Type:**

Agent Comments

## Comparable Properties



**4 Rue Grande Monde SALE 3850 (REI)**

Agent Comments



**Price:** \$497,000

**Method:** Private Sale

**Date:** 18/06/2024

**Property Type:** House

**Land Size:** 700 sqm approx



**24 Helen Cr SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$472,000

**Method:** Private Sale

**Date:** 30/05/2024

**Property Type:** House

**Land Size:** 860 sqm approx



**282 Guthridge Pde SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 02/03/2023

**Property Type:** House

**Land Size:** 830 sqm approx