

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

234 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$390,000 Property Type House Suburb Sale

Period - From 01/10/2020 to 30/09/2021 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	78 Stawell St SALE 3850	\$440,000	04/10/2021
2	23 Alameda Dr SALE 3850	\$415,000	19/11/2021
3	94-96 Dundas St SALE 3850	\$399,500	30/08/2021

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:

02/12/2021 19:32



Rooms: 5

Property Type: House

Land Size: 603 sqm approx

Agent Comments

Comparable Properties



78 Stawell St SALE 3850 (REI)



Price: \$440,000

Method: Private Sale

Date: 04/10/2021

Property Type: House

Agent Comments



23 Alameda Dr SALE 3850 (REI)



Price: \$415,000

Method: Private Sale

Date: 19/11/2021

Property Type: House

Agent Comments



94-96 Dundas St SALE 3850 (REI)



Price: \$399,500

Method: Private Sale

Date: 30/08/2021

Property Type: House

Land Size: 1044 sqm approx

Agent Comments