

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

228 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$472,500

Property Type

House

Suburb

Sale

Period - From

01/01/2023

to

31/03/2023

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	1/111-113 Dundas St SALE 3850	\$420,000	14/07/2022
2	141 Reeve St SALE 3850	\$405,000	18/02/2022
3	105 Stawell St SALE 3850	\$400,000	03/11/2022

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:

17/04/2023 09:36

Ferg Horan

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Indicative Selling Price

\$399,000

Median House Price

March quarter 2023: \$472,500



 2  - 

Property Type: House (Previously Occupied - Detached)

Land Size: 611 sqm approx

Agent Comments

Comparable Properties



1/111-113 Dundas St SALE 3850 (REI)

Agent Comments

 2  2  1

Price: \$420,000

Method: Private Sale

Date: 14/07/2022

Property Type: House



141 Reeve St SALE 3850 (VG)

Agent Comments

 2  -  -

Price: \$405,000

Method: Sale

Date: 18/02/2022

Property Type: House (Res)

Land Size: 487 sqm approx

105 Stawell St SALE 3850 (VG)

Agent Comments

 2  -  -

Price: \$400,000

Method: Sale

Date: 03/11/2022

Property Type: House (Res)

Land Size: 662 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690