

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

237 Guthridge Parade, Sale Vic 3850

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$476,500

Property Type

House

Suburb

Sale

Period - From

19/06/2023

to

18/06/2024

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 Aspect Ct SALE 3850	\$430,000	28/05/2024
2	222 Guthridge Pde SALE 3850	\$425,000	24/04/2023
3	110 Palmerston St SALE 3850	\$415,000	31/01/2024

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:

19/06/2024 21:57



3 2 2

Property Type: House
Land Size: 646 sqm approx
Agent Comments

Indicative Selling Price
\$415,000
Median House Price
19/06/2023 - 18/06/2024: \$476,500

Comparable Properties



4 Aspect Ct SALE 3850 (REI)

3 2 2

Price: \$430,000
Method: Private Sale
Date: 28/05/2024
Property Type: House
Land Size: 665 sqm approx

Agent Comments



222 Guthridge Pde SALE 3850 (REI/VG)

3 2 2

Price: \$425,000
Method: Private Sale
Date: 24/04/2023
Property Type: House
Land Size: 398 sqm approx

Agent Comments



110 Palmerston St SALE 3850 (REI/VG)

3 1 1

Price: \$415,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 858 sqm approx

Agent Comments