

# STATEMENT OF INFORMATION

19-21 DARLING STREET, SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**19-21 DARLING STREET, SALE, VIC 3850**

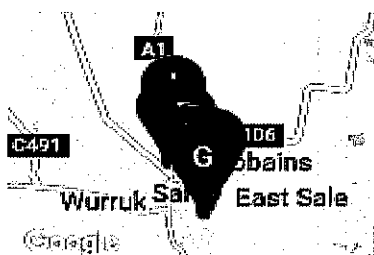
 3  1  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$339,000 to \$373,000**

## MEDIAN SALE PRICE




**SALE, VIC, 3850**

**Suburb Median Sale Price (House)**

**\$296,000**

01 October 2017 to 30 September 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**183 SOMERTON PARK RD, SALE, VIC 3850**

 3  1  4

**Sale Price**

**\*\$362,500**

Sale Date: 09/10/2018

Distance from Property: 1.3km



**12 DARLING ST, SALE, VIC 3850**

 3  2  2

**Sale Price**

**\$360,000**

Sale Date: 17/08/2018

Distance from Property: 83m



**18 REBECCA DR, SALE, VIC 3850**

 3  2  2

**Sale Price**

**\$355,000**

Sale Date: 27/07/2018

Distance from Property: 1.6km



This report has been compiled on 15/10/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**6 KRISTA CRT, SALE, VIC 3850**

3 2 3

Sale Price

**\$370,000**

Sale Date: 06/07/2018

Distance from Property: 1.1km



**7 RHODES DR, SALE, VIC 3850**

3 2 2

Sale Price

**\$369,500**

Sale Date: 11/06/2018

Distance from Property: 2km



**21 HELEN CRES, SALE, VIC 3850**

3 2 4

Sale Price

**\$340,000**

Sale Date: 19/04/2018

Distance from Property: 1.4km



**45 MONTGOMERY ST, SALE, VIC 3850**

4 3 2

Sale Price

**\$365,000**

Sale Date: 13/08/2018

Distance from Property: 1.5km



**47 MORGAN ST, SALE, VIC 3850**

4 2 2

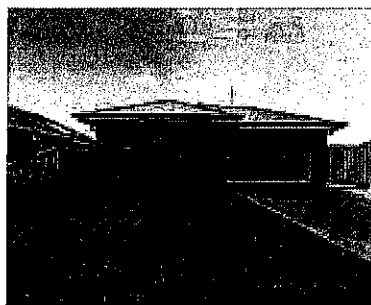
Sale Price

**\$348,000**

Sale Date: 27/07/2018

Distance from Property: 3km





### 32 MORGAN ST, SALE, VIC 3850

4 2 2

Sale Price

**\$355,000**

Sale Date: 12/07/2018

Distance from Property: 2.9km



### 24 SPEECHLEY CRT, SALE, VIC 3850

4 2 2

Sale Price

**\$340,000**

Sale Date: 02/07/2018

Distance from Property: 1.6km



### 42 PATTEN ST, SALE, VIC 3850

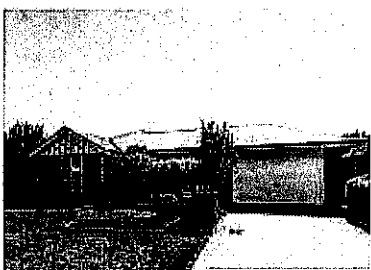
4 2 2

Sale Price

**\$360,000**

Sale Date: 01/07/2018

Distance from Property: 1.4km



### 5 KINGFISHER PL, SALE, VIC 3850

4 2 2

Sale Price

**\$358,000**

Sale Date: 18/06/2018

Distance from Property: 1.2km



# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

19-21 DARLING STREET, SALE, VIC 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$339,000 to \$373,000

### Median sale price

Median price \$296,000

House ☒

Unit ☐

Suburb SALE

Period 01 October 2017 to 30 September 2018

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
183 SOMERTON PARK RD, SALE, VIC 3850	*\$362,500	09/10/2018
12 DARLING ST, SALE, VIC 3850	\$360,000	17/08/2018
18 REBECCA DR, SALE, VIC 3850	\$355,000	27/07/2018

6 KRISTA CRT, SALE, VIC 3850	\$370,000	06/07/2018
7 RHODES DR, SALE, VIC 3850	\$369,500	11/06/2018
21 HELEN CRES, SALE, VIC 3850	\$340,000	19/04/2018
45 MONTGOMERY ST, SALE, VIC 3850	\$365,000	13/08/2018
47 MORGAN ST, SALE, VIC 3850	\$348,000	27/07/2018
32 MORGAN ST, SALE, VIC 3850	\$355,000	12/07/2018
24 SPEECHLEY CRT, SALE, VIC 3850	\$340,000	02/07/2018
42 PATTEN ST, SALE, VIC 3850	\$360,000	01/07/2018
5 KINGFISHER PL, SALE, VIC 3850	\$358,000	18/06/2018