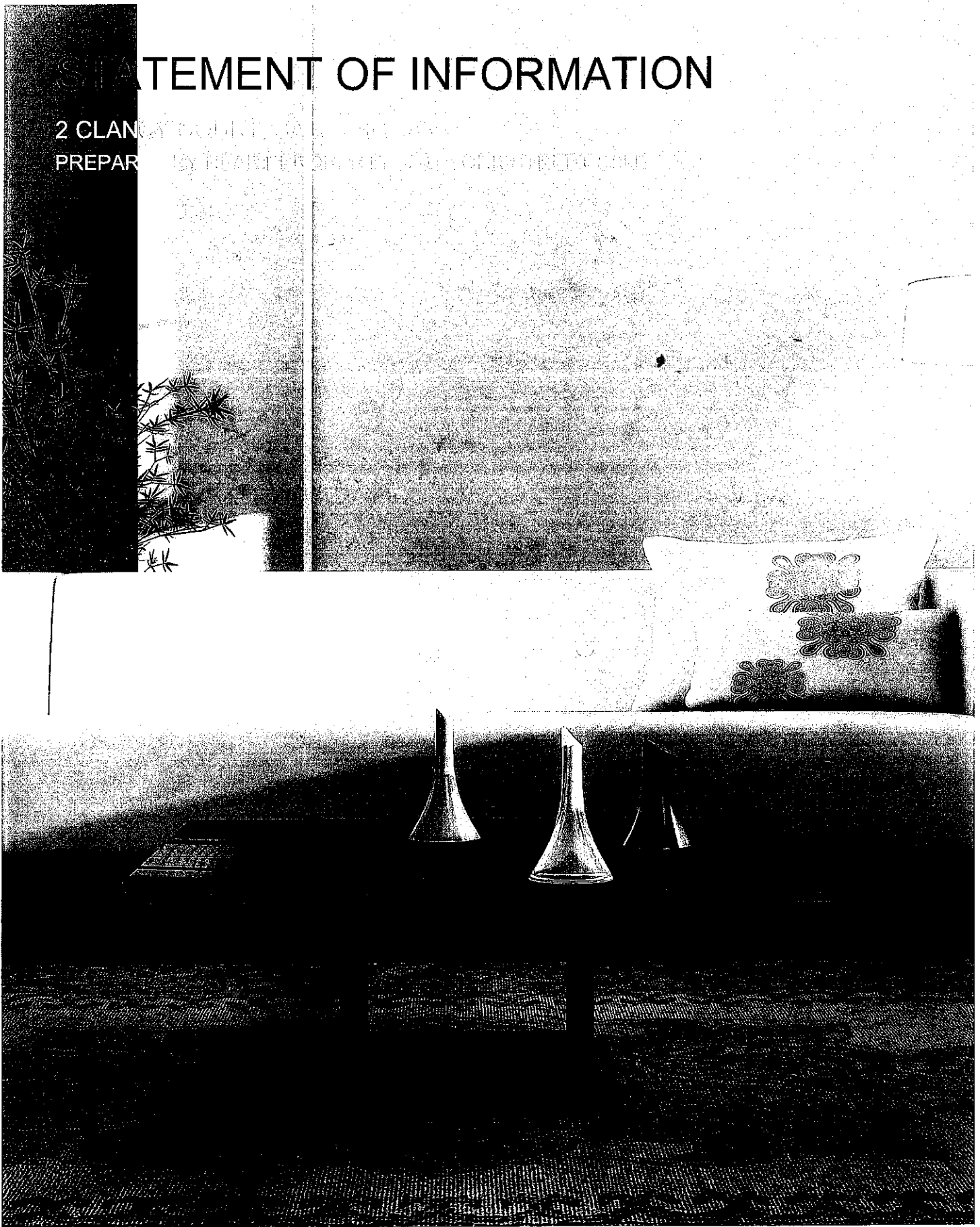


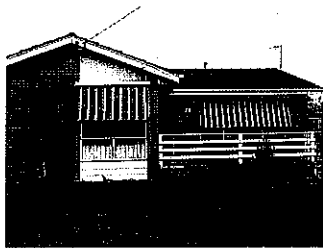
STATEMENT OF INFORMATION

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1932



2 CLANCY COURT, SALE, VIC 3850

3 1 2

Indicative Selling Price

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

Price Range: **\$185,000 to \$204,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$296,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties in the Clancy Court area which have sold in the last 12 months. They are not necessarily the best comparable properties for the subject property. The prices are indicative only and should not be relied upon for any purpose.



227 DAWSON ST, SALE, VIC 3850

3 1 1

Sale Price

\$190,000

15/06/2017 - 15/06/2017



107 DAWSON ST, SALE, VIC 3850

3 1 1

Sale Price

\$191,000

15/06/2017 - 15/06/2017



7 TRELOAR ST, SALE, VIC 3850

3 1 4

Sale Price

***\$196,000**

15/06/2017 - 15/06/2017

This report has been compiled on 15/06/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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15 JACKSON AVE, SALE, VIC 3850

3 1 3

Sale Price
\$198,000

1000 sqm (2471 sq ft)

25 HOWARD ST, SALE, VIC 3850

3 1 1

Sale Price
\$200,000

1000 sqm (2471 sq ft)



12 MCLACHLAN ST, SALE, VIC 3850

3 1 2

Sale Price
\$195,000

1000 sqm (2471 sq ft)



24 WEIR ST, SALE, VIC 3850

3 1 1

Sale Price
\$195,000

1000 sqm (2471 sq ft)



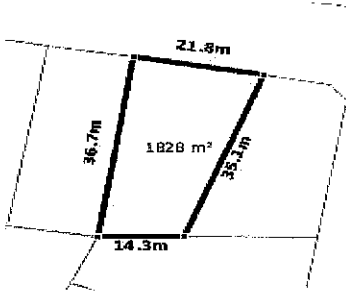
35 MCLACHLAN ST, SALE, VIC 3850

4 1 2

Sale Price
\$190,000

1000 sqm (2471 sq ft)





24 JACKSON AVE, SALE, VIC 3850

4 - -

Guide Price

\$195,000

10/06/2017



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2 CLANCY COURT, SALE, VIC 3850

Indicative selling price

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

Price Range: \$185,000 to \$204,000

Median sale price

Median price \$296,000 House ☒ Unit ☐ Suburb SALE

Period 01 April 2016 to 31 March 2017 Source 

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
227 DAWSON ST, SALE, VIC 3850	\$190,000	09/08/2016
107 DAWSON ST, SALE, VIC 3850	\$191,000	16/06/2016
7 TRELOAR ST, SALE, VIC 3850	*\$196,000	02/06/2017
15 JACKSON AVE, SALE, VIC 3850	\$198,000	08/02/2017

25 HOWARD ST, SALE, VIC 3850	\$200,000	18/01/2017
12 MCLACHLAN ST, SALE, VIC 3850	\$195,000	24/11/2016
24 WEIR ST, SALE, VIC 3850	\$195,000	02/09/2016
35 MCLACHLAN ST, SALE, VIC 3850	\$190,000	06/12/2016
24 JACKSON AVE, SALE, VIC 3850	\$195,000	06/12/2016