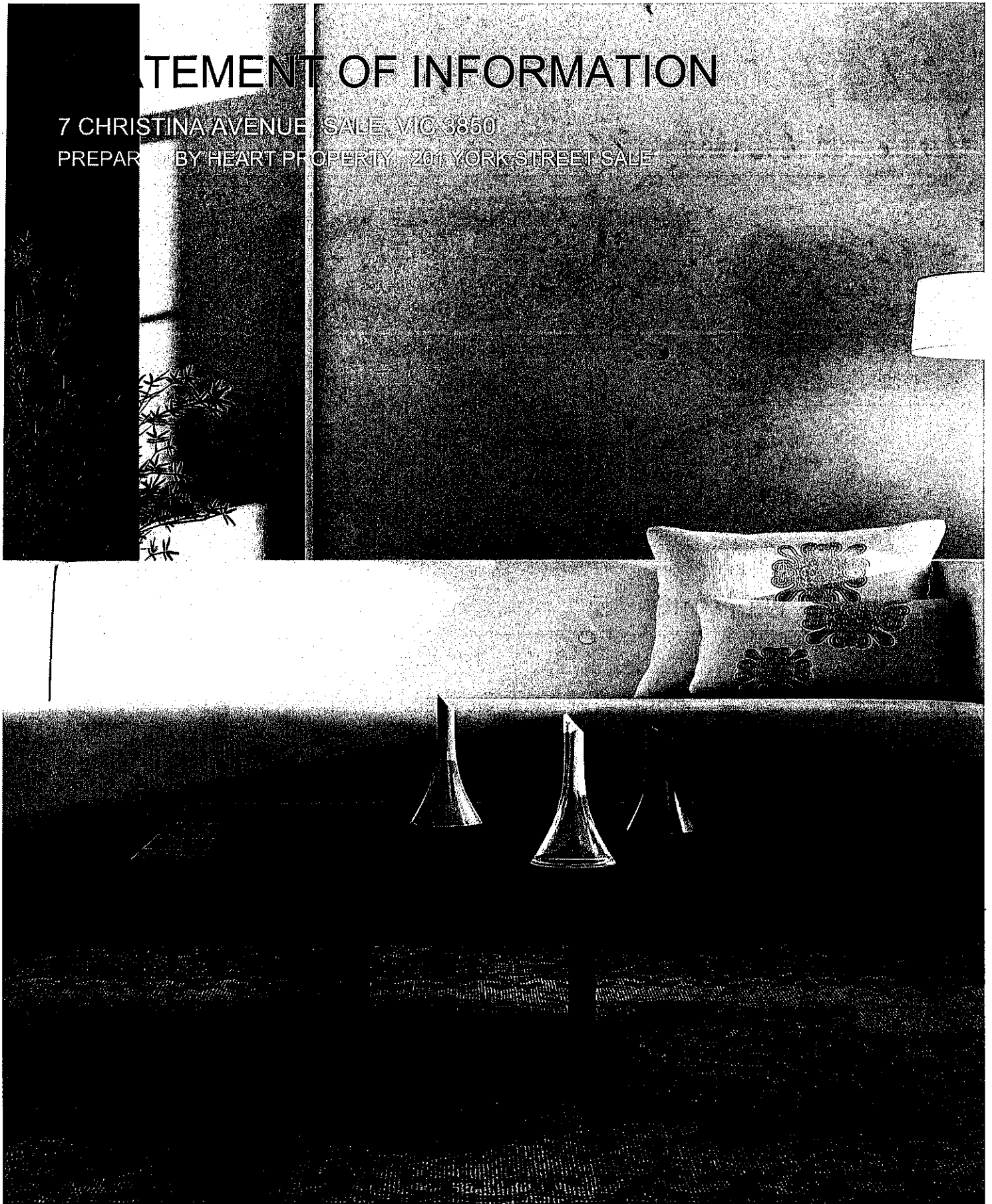


STATEMENT OF INFORMATION

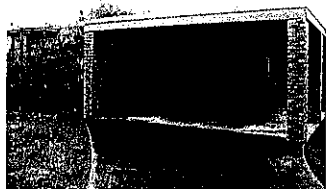
7 CHRISTINA AVENUE SALE VIC 3850

PREPARED BY HEART PROPERTY 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 CHRISTINA AVENUE, SALE, VIC 3850

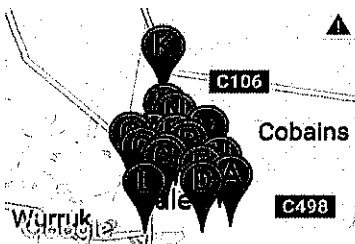
 3  1  -

Indicative Selling Price

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

Price Range: \$284,000 to \$314,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$295,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

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.



86 INGLIS ST, SALE, VIC 3850

 3  2  3

Sale Price

\$310,000

Sale Date: 10/11/2017

Distance from Property: 1.6km



30 SPEECHLEY CRT, SALE, VIC 3850

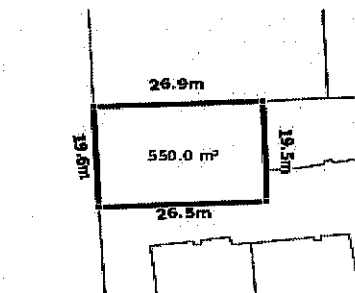
 3  2  2

Sale Price

\$320,000

Sale Date: 16/10/2017

Distance from Property: 1.3km



468 RAYMOND ST, SALE, VIC 3850

 3  1  2

Sale Price

\$280,000

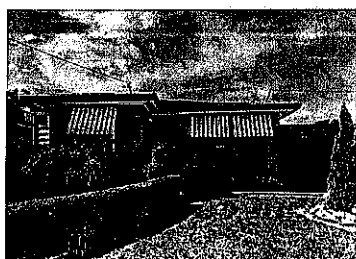
Sale Date: 31/08/2017

Distance from Property: 1.9km



This report has been compiled on 30/04/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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9 SAN LUIS DR, SALE, VIC 3850

3 2 2

Sale Price

\$300,000

Sale Date: 24/08/2017

Distance from Property: 1.6km



2 PHILLIP CRES, SALE, VIC 3850

4 2 2

Sale Price

\$298,500

Sale Date: 05/12/2017

Distance from Property: 1.2km



87 RAGLAN ST, SALE, VIC 3850

3 1 1

Sale Price

***\$282,500**

Sale Date: 10/04/2018

Distance from Property: 1.5km



143 MACARTHUR ST, SALE, VIC 3850

3 2 1

Sale Price

***\$290,000**

Sale Date: 05/02/2018

Distance from Property: 1.5km



150 PATTEN ST, SALE, VIC 3850

3 1 2

Sale Price

\$295,000

Sale Date: 26/01/2018

Distance from Property: 987m





30 SPEECHLEY CRT, SALE, VIC 3850

3 2 2

Sale Price

\$319,000

Sale Date: 19/01/2018

Distance from Property: 1.3km



65 DUNDAS ST, SALE, VIC 3850

3 1 3

Sale Price

\$315,000

Sale Date: 19/12/2017

Distance from Property: 1.4km



411 PRINCES HWY, SALE, VIC 3850

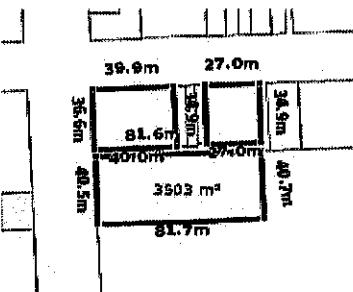
3 1 1

Sale Price

\$295,000

Sale Date: 29/11/2017

Distance from Property: 2.7km



120 FOSTER ST, SALE, VIC 3850

3 - -

Sale Price

\$292,000

Sale Date: 27/10/2017

Distance from Property: 2.4km



8 WRIGHT CRT, SALE, VIC 3850

3 2 3

Sale Price

\$282,000

Sale Date: 11/10/2017

Distance from Property: 866m





28 MARK AVE, SALE, VIC 3850

3 2 2

Sale Price

\$312,000

Sale Date: 05/10/2017

Distance from Property: 952m



172 PEARSON ST, SALE, VIC 3850

3 1 2

Sale Price

\$295,000

Sale Date: 18/09/2017

Distance from Property: 2.1km



224 RAGLAN ST, SALE, VIC 3850

3 1 2

Sale Price

\$295,000

Sale Date: 10/09/2017

Distance from Property: 637m



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

7 CHRISTINA AVENUE, SALE, VIC 3850

Indicative selling price

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

Price Range: \$284,000 to \$314,000

Median sale price

Median price

\$295,000

House

☒

Unit

☐

Suburb

SALE

Period

01 April 2017 to 31 March 2018

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
86 INGLIS ST, SALE, VIC 3850	\$310,000	10/11/2017
30 SPEECHLEY CRT, SALE, VIC 3850	\$320,000	16/10/2017
468 RAYMOND ST, SALE, VIC 3850	\$280,000	31/08/2017
9 SAN LUIS DR, SALE, VIC 3850	\$300,000	24/08/2017

2 PHILLIP CRES, SALE, VIC 3850	\$298,500	05/12/2017
87 RAGLAN ST, SALE, VIC 3850	*\$282,500	10/04/2018
143 MACARTHUR ST, SALE, VIC 3850	*\$290,000	05/02/2018
150 PATTEN ST, SALE, VIC 3850	\$295,000	26/01/2018
30 SPEECHLEY CRT, SALE, VIC 3850	\$319,000	19/01/2018
65 DUNDAS ST, SALE, VIC 3850	\$315,000	19/12/2017
411 PRINCES HWY, SALE, VIC 3850	\$295,000	29/11/2017
120 FOSTER ST, SALE, VIC 3850	\$292,000	27/10/2017
8 WRIGHT CRT, SALE, VIC 3850	\$282,000	11/10/2017
28 MARK AVE, SALE, VIC 3850	\$312,000	05/10/2017
172 PEARSON ST, SALE, VIC 3850	\$295,000	18/09/2017
224 RAGLAN ST, SALE, VIC 3850	\$295,000	10/09/2017

