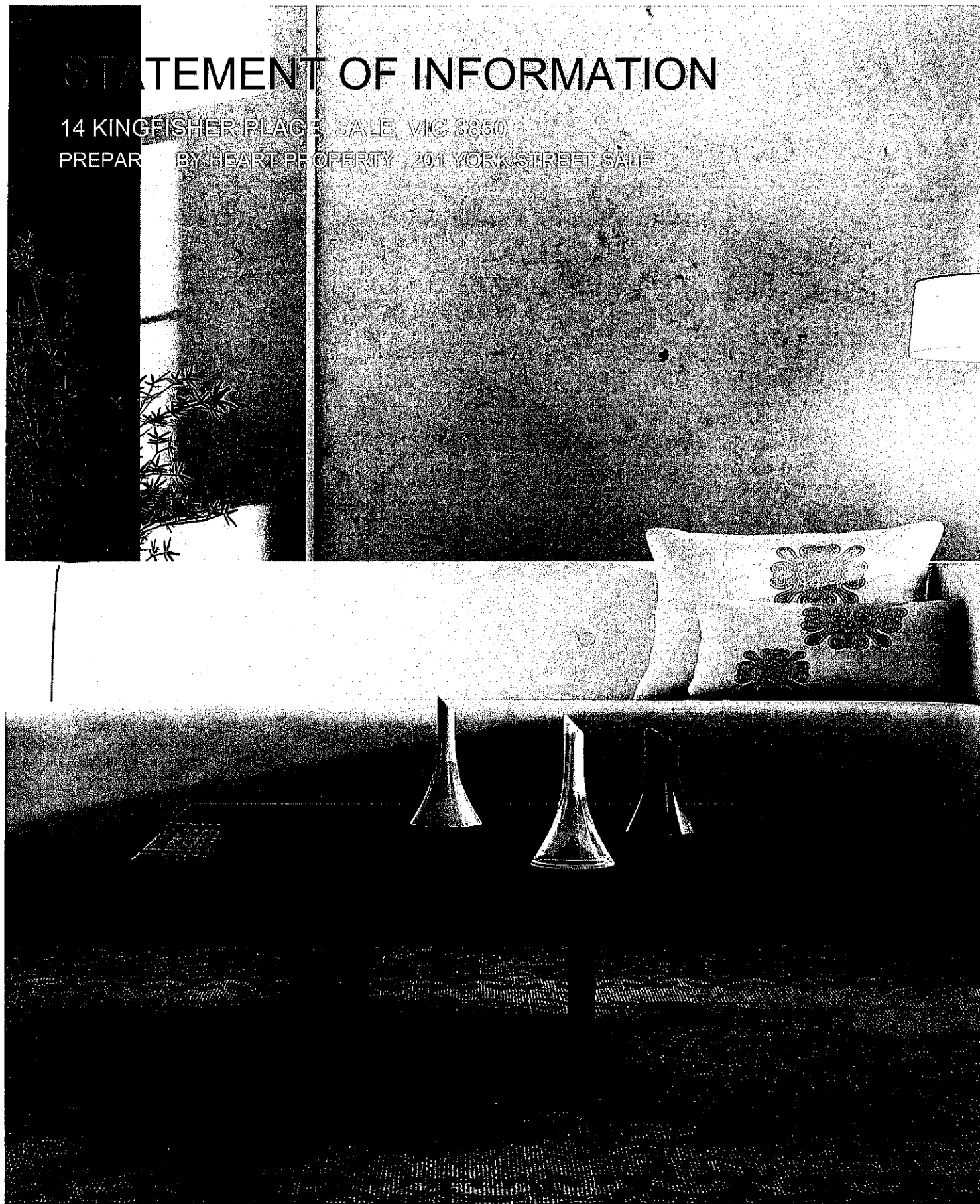


STATEMENT OF INFORMATION

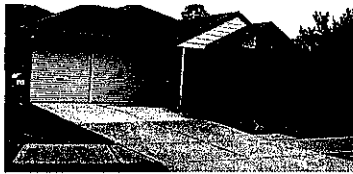
14 KINGFISHER PLACE SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 KINGFISHER PLACE, SALE, VIC 3850

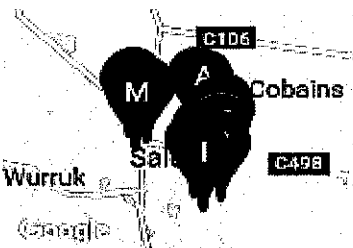
 4  2  2

Indicative Selling Price

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

Price Range: \$324,000 to \$356,000

MEDIAN SALE PRICE




SALE, VIC, 3850

Suburb Median Sale Price (House)

\$315,000

01 April 2018 to 31 March 2019

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.



6 LANGHOLME CRT, SALE, VIC 3850

 4  2  2

Sale Price

\$355,000

Sale Date: 01/02/2019

Distance from Property: 1.2km



10 MELALEUCA CRT, SALE, VIC 3850

 4  2  3

Sale Price

\$325,000

Sale Date: 21/12/2018

Distance from Property: 1km



3 CHRISTINA AVE, SALE, VIC 3850

 4  2  1

Sale Price

\$325,000

Sale Date: 23/11/2018

Distance from Property: 1.3km



This report has been compiled on 18/06/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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6 CAPELLA CRT, SALE, VIC 3850

4 2 2

Sale Price

\$352,000

Sale Date: 21/11/2018

Distance from Property: 840m



4 KING AVE, SALE, VIC 3850

4 2 2

Sale Price

\$325,000

Sale Date: 05/11/2018

Distance from Property: 381m



31 CRANSWICK CRES, SALE, VIC 3850

4 2 2

Sale Price

\$345,000

Sale Date: 30/10/2018

Distance from Property: 2.7km



4 JULIE CRT, SALE, VIC 3850

4 2 2

Sale Price

\$328,000

Sale Date: 22/10/2018

Distance from Property: 1.2km



3 SHEUMACK PL, SALE, VIC 3850

4 2 2

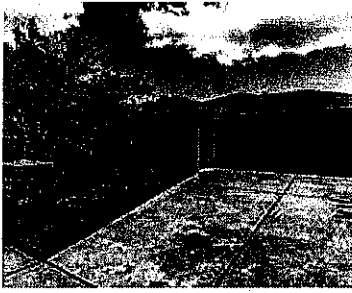
Sale Price

\$340,000

Sale Date: 19/10/2018

Distance from Property: 2.8km





23 PATTEN ST, SALE, VIC 3850

4 2 4

Sale Price

\$345,500

Sale Date: 22/03/2019

Distance from Property: 1.5km



13 PELICAN CRT, SALE, VIC 3850

4 2 2

Sale Price

\$359,000

Sale Date: 20/03/2019

Distance from Property: 256m



51 PATTEN ST, SALE, VIC 3850

4 2 4

Sale Price

\$320,000

Sale Date: 12/03/2019

Distance from Property: 1.1km



82 RAGLAN ST, SALE, VIC 3850

4 2 4

Sale Price

\$358,000

Sale Date: 08/02/2019

Distance from Property: 2.3km



63 FITZROY ST, SALE, VIC 3850

4 1 2

Sale Price

\$360,000

Sale Date: 08/12/2018

Distance from Property: 2.5km



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.

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 before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

14 KINGFISHER PLACE, SALE, VIC 3850

Indicative selling price

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

Price Range: \$324,000 to \$356,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

SALE

Period

01 April 2018 to 31 March 2019

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
6 LANGHOLME CRT, SALE, VIC 3850	\$355,000	01/02/2019
10 MELALEUCA CRT, SALE, VIC 3850	\$325,000	21/12/2018
3 CHRISTINA AVE, SALE, VIC 3850	\$325,000	23/11/2018

6 CAPELLA CRT, SALE, VIC 3850	\$352,000	21/11/2018
4 KING AVE, SALE, VIC 3850	\$325,000	05/11/2018
31 CRANSWICK CRES, SALE, VIC 3850	\$345,000	30/10/2018
4 JULIE CRT, SALE, VIC 3850	\$328,000	22/10/2018
3 SHEUMACK PL, SALE, VIC 3850	\$340,000	19/10/2018
23 PATTEN ST, SALE, VIC 3850	\$345,500	22/03/2019
13 PELICAN CRT, SALE, VIC 3850	\$359,000	20/03/2019
51 PATTEN ST, SALE, VIC 3850	\$320,000	12/03/2019
82 RAGLAN ST, SALE, VIC 3850	\$358,000	08/02/2019
63 FITZROY ST, SALE, VIC 3850	\$360,000	08/12/2018