

# 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

24 Hoddle 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)

Single price

\$199,500

### Median sale price

Median price

\$327,000

Property Type

House

Suburb

Sale

Period - From

11/05/2019

to

10/05/2020

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	13 Chalmer Ct SALE 3850	\$197,000	07/04/2020
2	16 Jackson Av SALE 3850	\$195,000	11/11/2019
3	6 Shepherd Ct SALE 3850	\$195,000	15/04/2019

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:

11/05/2020 11:41



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$199,500

**Median House Price**  
11/05/2019 - 10/05/2020: \$327,000

## Comparable Properties



**13 Chalmer Ct SALE 3850 (REI)**

Agent Comments



**Price:** \$197,000  
**Method:** Private Sale  
**Date:** 07/04/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 606 sqm approx



**16 Jackson Av SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$195,000  
**Method:** Private Sale  
**Date:** 11/11/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 750 sqm approx



**6 Shepherd Ct SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$195,000  
**Method:** Private Sale  
**Date:** 15/04/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 435 sqm approx