

STATEMENT OF INFORMATION

21 KRISTA COURT SALE VIC 3850

PREPARED BY HEART PROPERTY 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 KRISTA COURT, SALE, VIC 3850

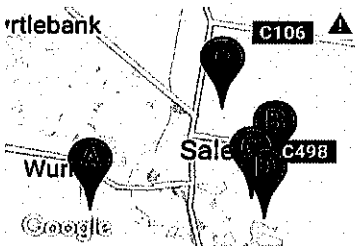
 4  2  2

Indicative Selling Price

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

Price Range: \$417,000 to \$461,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$295,500

01 April 2017 to 31 March 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.



22 EREMIN CRT, WURRUK, VIC 3850

 4  2  2

Sale Price

***\$437,500**

Sale Date: 08/12/2017

Distance from Property: 4.7km



12 KING AVE, SALE, VIC 3850

 4  2  2

Sale Price

\$447,500

Sale Date: 02/11/2017

Distance from Property: 2.4km



7 MARCUS CRT, SALE, VIC 3850

 4  2  5

Sale Price

\$430,000

Sale Date: 30/10/2017

Distance from Property: 2.8km



This report has been compiled on 19/04/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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93 STEVENS ST, SALE, VIC 3850

 4  2  2

Sale Price

\$440,000

Sale Date: 03/07/2017

Distance from Property: 3.5km



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

21 KRISTA COURT, SALE, VIC 3850

Indicative selling price

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

Price Range: \$417,000 to \$461,000

Median sale price

Median price

\$295,500

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
22 EREMIN CRT, WURRUK, VIC 3850	*\$437,500	08/12/2017
12 KING AVE, SALE, VIC 3850	\$447,500	02/11/2017
7 MARCUS CRT, SALE, VIC 3850	\$430,000	30/10/2017
93 STEVENS ST, SALE, VIC 3850	\$440,000	03/07/2017