



# STATEMENT OF INFORMATION

171 MACARTHUR STREET, SALE, VIC-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



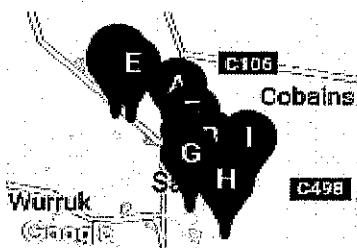
**171 MACARTHUR STREET, SALE, VIC 3850**  4  1  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$378,000 to \$416,000**

## MEDIAN SALE PRICE




**SALE, VIC, 3850**

Suburb Median Sale Price (House)

**\$325,000**

01 July 2018 to 30 June 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.



**11 KYLIE CRT, SALE, VIC 3850**

 4  2  2

### Sale Price

**\*\$385,000**

Sale Date: 29/05/2019

Distance from Property: 1.4km



**174 GUTHRIDGE PDE, SALE, VIC 3850**

 4  2  4

### Sale Price

**\$420,000**

Sale Date: 12/04/2019

Distance from Property: 594m



**29 THE BVD, SALE, VIC 3850**

 4  2  4

### Sale Price

**\$390,000**

Sale Date: 16/02/2019

Distance from Property: 2.9km



This report has been compiled on 19/07/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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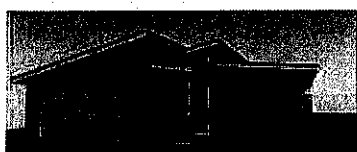
#### 4 THE BVD, SALE, VIC 3850

4 2 2

Sale Price  
**\$400,000**

Sale Date: 08/02/2019

Distance from Property: 3.1km



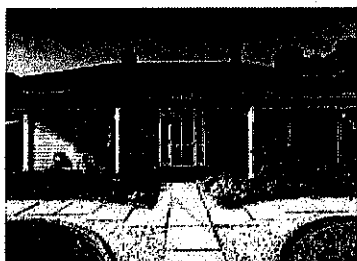
#### 14 AUTHORS WAY, SALE, VIC 3850

4 2 2

Sale Price  
**\$385,000**

Sale Date: 19/12/2018

Distance from Property: 2.6km



#### 174 RAGLAN ST, SALE, VIC 3850

3 2 3

Sale Price  
**\*\$420,000**

Sale Date: 24/05/2019

Distance from Property: 560m



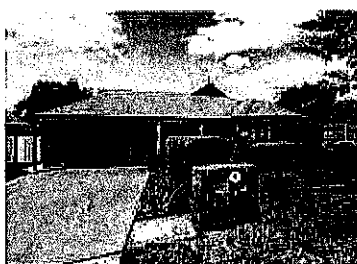
#### 191 FOSTER ST, SALE, VIC 3850

3 1 2

Sale Price  
**\$380,000**

Sale Date: 18/04/2019

Distance from Property: 696m



#### 14 PATTEN ST, SALE, VIC 3850

3 2 2

Sale Price  
**\$415,000**

Sale Date: 28/02/2019

Distance from Property: 1.8km





**50 COVERDALE DR, SALE, VIC 3850**

 **3**  **2**  **4**

**Sale Price**

**\$390,000**

Sale Date: 18/02/2019

Distance from Property: 1.6km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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](http://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](http://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

171 MACARTHUR 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)

Price Range: \$378,000 to \$416,000

### Median sale price

Median price

\$325,000

House

☒

Unit

☐

Suburb

SALE

Period

01 July 2018 to 30 June 2019

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
11 KYLIE CRT, SALE, VIC 3850	*\$385,000	29/05/2019
174 GUTHRIDGE PDE, SALE, VIC 3850	\$420,000	12/04/2019
29 THE BVD, SALE, VIC 3850	\$390,000	16/02/2019

4 THE BVD, SALE, VIC 3850	\$400,000	08/02/2019
14 AUTHORS WAY, SALE, VIC 3850	\$385,000	19/12/2018
174 RAGLAN ST, SALE, VIC 3850	*\$420,000	24/05/2019
191 FOSTER ST, SALE, VIC 3850	\$380,000	18/04/2019
14 PATTEN ST, SALE, VIC 3850	\$415,000	28/02/2019
50 COVERDALE DR, SALE, VIC 3850	\$390,000	18/02/2019