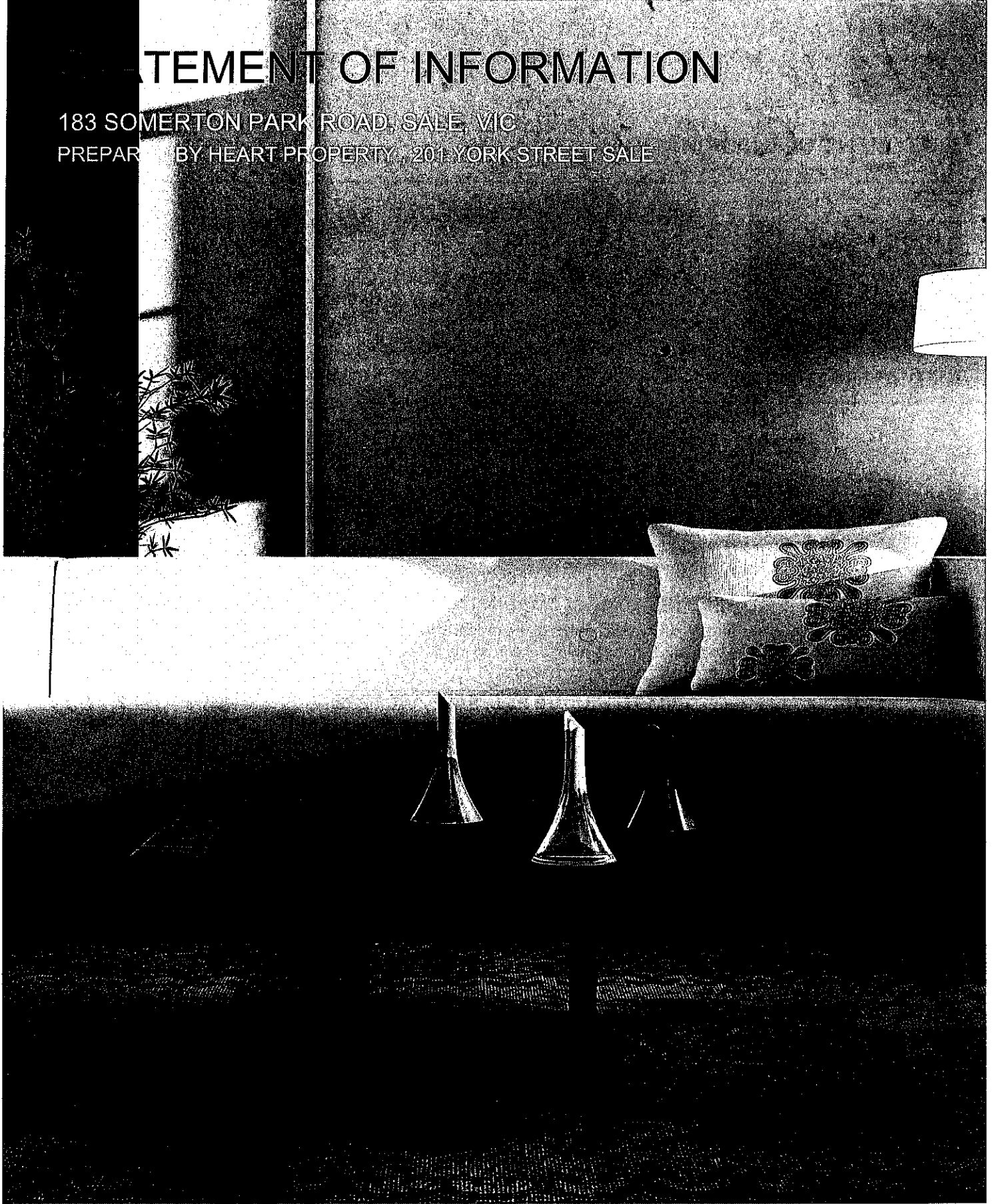


STATEMENT OF INFORMATION

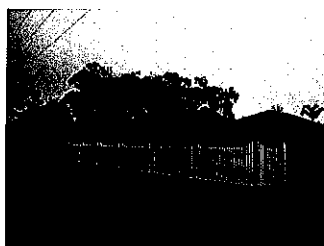
183 SOMERTON PARK ROAD, SALE, VIC

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



183 SOMERTON PARK ROAD, SALE, VIC

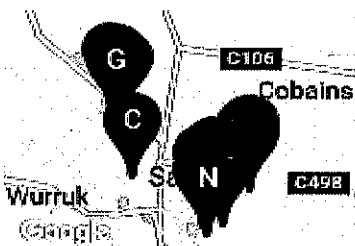
 3  1  2

Indicative Selling Price

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

Price Range: \$337,000 to \$372,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$305,000

01 July 2017 to 30 June 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.



100 GUTHRIDGE PDE, SALE, VIC 3850

 3  2  2

Sale Price

\$330,000

Sale Date: 11/05/2018

Distance from Property: 1.3km



211 SOMERTON PARK RD, SALE, VIC 3850

 3  2  2

Sale Price

\$360,000

Sale Date: 19/02/2018

Distance from Property: 308m



79 THOMSON ST, SALE, VIC 3850

 3  1  8

Sale Price

***\$370,000**

Sale Date: 14/02/2018

Distance from Property: 3.2km



This report has been compiled on 24/07/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 INDRA CRT, SALE, VIC 3850

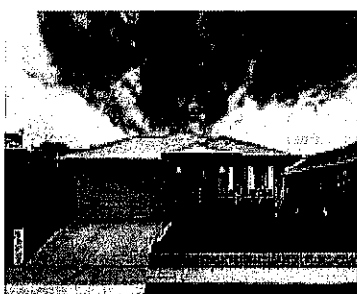
3 2 2

Sale Price

\$345,000

Sale Date: 13/02/2018

Distance from Property: 1.1km



23 WOONDELLA BVD, SALE, VIC 3850

3 2 2

Sale Price

\$355,000

Sale Date: 24/01/2018

Distance from Property: 4.1km



11 CANOPUS CRT, SALE, VIC 3850

3 2 2

Sale Price

\$327,500

Sale Date: 22/01/2018

Distance from Property: 965m



89 WOONDELLA BVD, SALE, VIC 3850

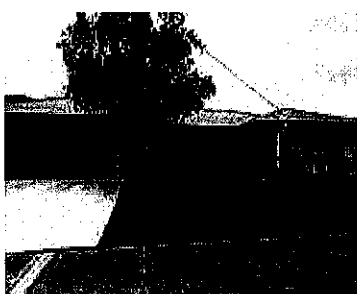
3 2 2

Sale Price

\$373,500

Sale Date: 12/01/2018

Distance from Property: 4.2km



24 HUTCHISON ST, SALE, VIC 3850

4 2 4

Sale Price

****\$375,000**

Sale Date: 06/04/2018

Distance from Property: 1.1km





7 KINGFISHER PL, SALE, VIC 3850

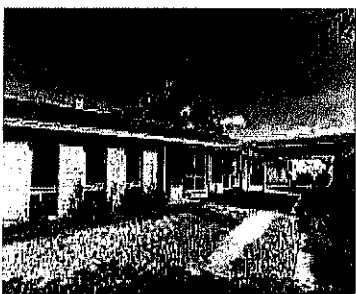
4 2 2

Sale Price

***\$340,000**

Sale Date: 29/03/2018

Distance from Property: 229m



18 CANOPUS CRT, SALE, VIC 3850

4 2 4

Sale Price

\$355,000

Sale Date: 19/03/2018

Distance from Property: 998m



27 PATTEN ST, SALE, VIC 3850

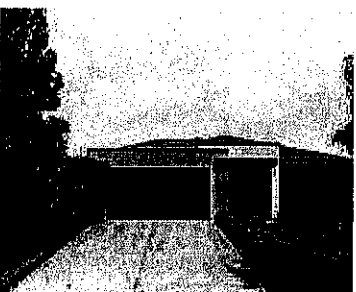
4 2 3

Sale Price

\$357,500

Sale Date: 10/03/2018

Distance from Property: 1.3km



9 STUART PL, SALE, VIC 3850

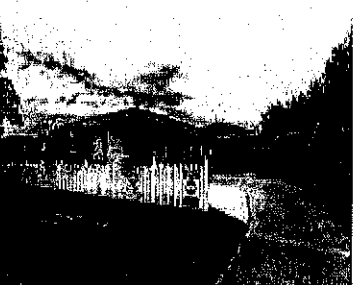
4 2 2

Sale Price

\$340,000

Sale Date: 14/02/2018

Distance from Property: 4.5km



5 VALETTA ST, SALE, VIC 3850

4 2 2

Sale Price

\$365,000

Sale Date: 05/02/2018

Distance from Property: 1.6km





15 YVETTE CL, SALE, VIC 3850

4 2 2

Sale Price

\$355,000

Sale Date: 02/02/2018

Distance from Property: 1.7km



115 WOONDELLA BVD, SALE, VIC 3850

4 2 3

Sale Price

\$370,000

Sale Date: 29/01/2018

Distance from Property: 4.3km



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

183 SOMERTON PARK ROAD, SALE, VIC

Indicative selling price

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

Price Range: \$337,000 to \$372,000

Median sale price

Median price \$305,000

House

☒

Unit

☐

Suburb

SALE

Period 01 July 2017 to 30 June 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
100 GUTHRIDGE PDE, SALE, VIC 3850	\$330,000	11/05/2018
211 SOMERTON PARK RD, SALE, VIC 3850	\$360,000	19/02/2018
79 THOMSON ST, SALE, VIC 3850	*\$370,000	14/02/2018
2 INDRA CRT, SALE, VIC 3850	\$345,000	13/02/2018

23 WOONDELLA BVD, SALE, VIC 3850	\$355,000	24/01/2018
11 CANOPUS CRT, SALE, VIC 3850	\$327,500	22/01/2018
89 WOONDELLA BVD, SALE, VIC 3850	\$373,500	12/01/2018
24 HUTCHISON ST, SALE, VIC 3850	**\$375,000	06/04/2018
7 KINGFISHER PL, SALE, VIC 3850	*\$340,000	29/03/2018
18 CANOPUS CRT, SALE, VIC 3850	\$355,000	19/03/2018
27 PATTEN ST, SALE, VIC 3850	\$357,500	10/03/2018
9 STUART PL, SALE, VIC 3850	\$340,000	14/02/2018
5 VALETTA ST, SALE, VIC 3850	\$365,000	05/02/2018
15 YVETTE CL, SALE, VIC 3850	\$355,000	02/02/2018
115 WOONDELLA BVD, SALE, VIC 3850	\$370,000	29/01/2018

