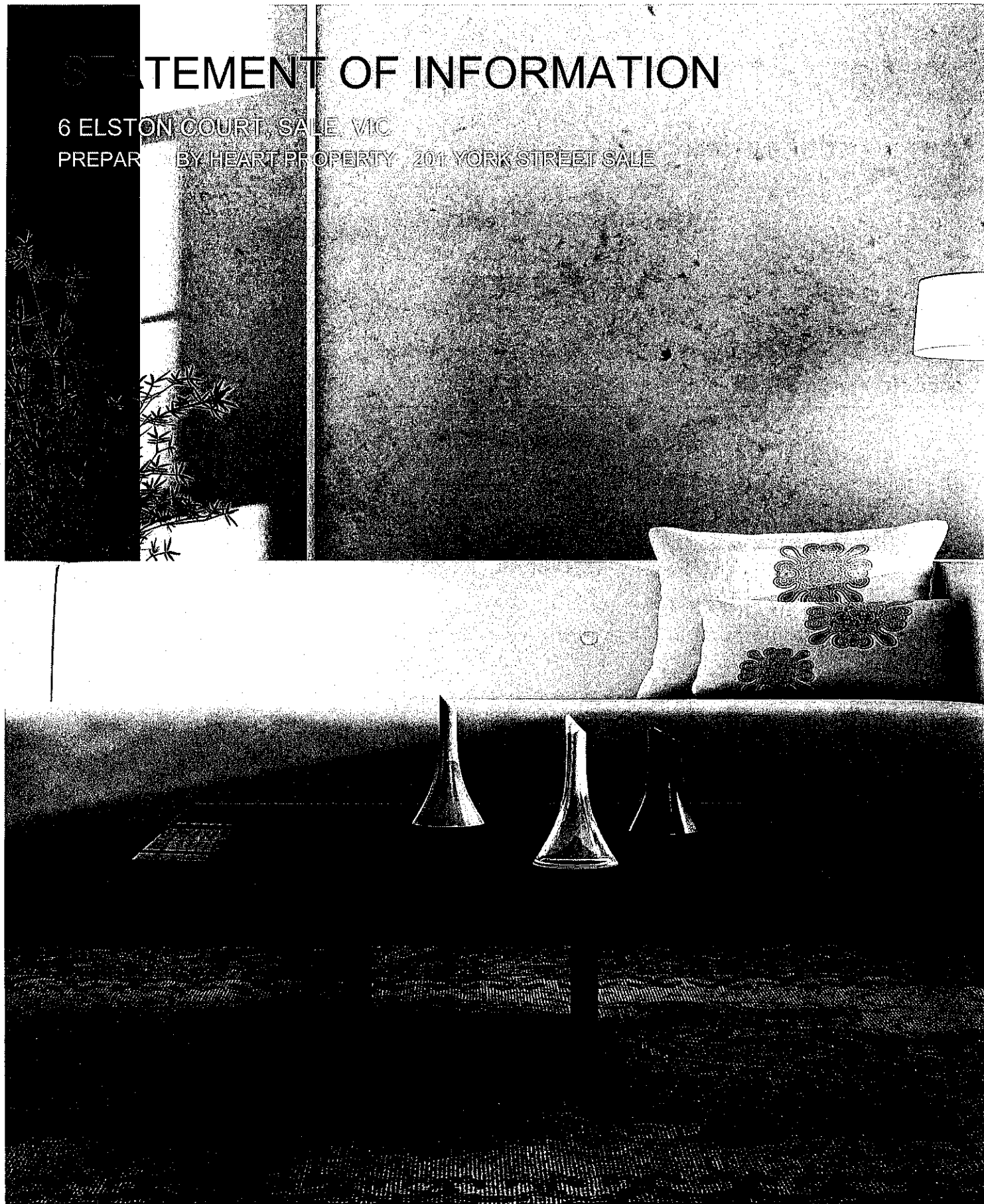


STATEMENT OF INFORMATION

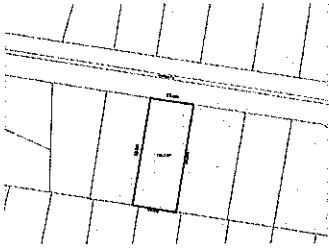
6 ELSTON COURT, SALE VIC

PREPARED BY HEART PROPERTY 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 ELSTON COURT, SALE, VIC

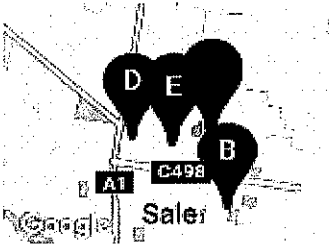
 3  -  -

Indicative Selling Price

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

Price Range: \$158,000 to \$175,000

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.



14 TRELOAR ST, SALE, VIC 3850

 3  1  1

Sale Price

***\$175,000**

Sale Date: 18/07/2018

Distance from Property: 101m



22 STEAD ST, SALE, VIC 3850

 3  1  1

Sale Price

***\$160,000**

Sale Date: 12/07/2018

Distance from Property: 1.1km



15 TRELOAR ST, SALE, VIC 3850

 3  1  2

Sale Price

\$180,000

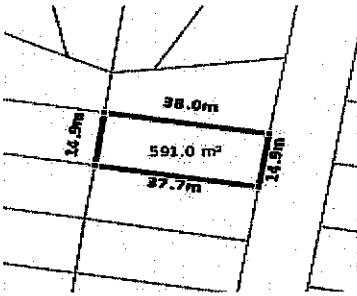
Sale Date: 02/05/2018

Distance from Property: 130m



This report has been compiled on 25/07/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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6 OVEREND CRES, SALE, VIC 3850

3 1 1

Sale Price

\$180,000

Sale Date: 09/03/2018

Distance from Property: 1.1km



23 LESLIE ST, SALE, VIC 3850

3 1 3

Sale Price

\$162,000

Sale Date: 26/02/2018

Distance from Property: 540m



4 ELSTON CRT, SALE, VIC 3850

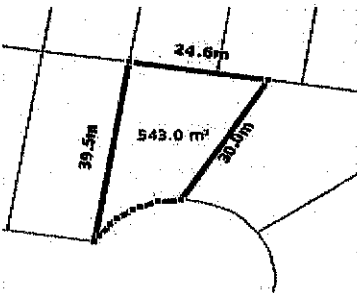
3 1 2

Sale Price

\$150,000

Sale Date: 23/02/2018

Distance from Property: 14m



46 LESLIE ST, SALE, VIC 3850

3 1 -

Sale Price

\$160,000

Sale Date: 07/02/2018

Distance from Property: 499m



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

6 ELSTON COURT, SALE, VIC

Indicative selling price

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

Price Range:

\$158,000 to \$175,000

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
14 TRELOAR ST, SALE, VIC 3850	*\$175,000	18/07/2018
22 STEAD ST, SALE, VIC 3850	*\$160,000	12/07/2018
15 TRELOAR ST, SALE, VIC 3850	\$180,000	02/05/2018
6 OVEREND CRES, SALE, VIC 3850	\$180,000	09/03/2018

23 LESLIE ST, SALE, VIC 3850	\$162,000	26/02/2018
4 ELSTON CRT, SALE, VIC 3850	\$150,000	23/02/2018
46 LESLIE ST, SALE, VIC 3850	\$160,000	07/02/2018

