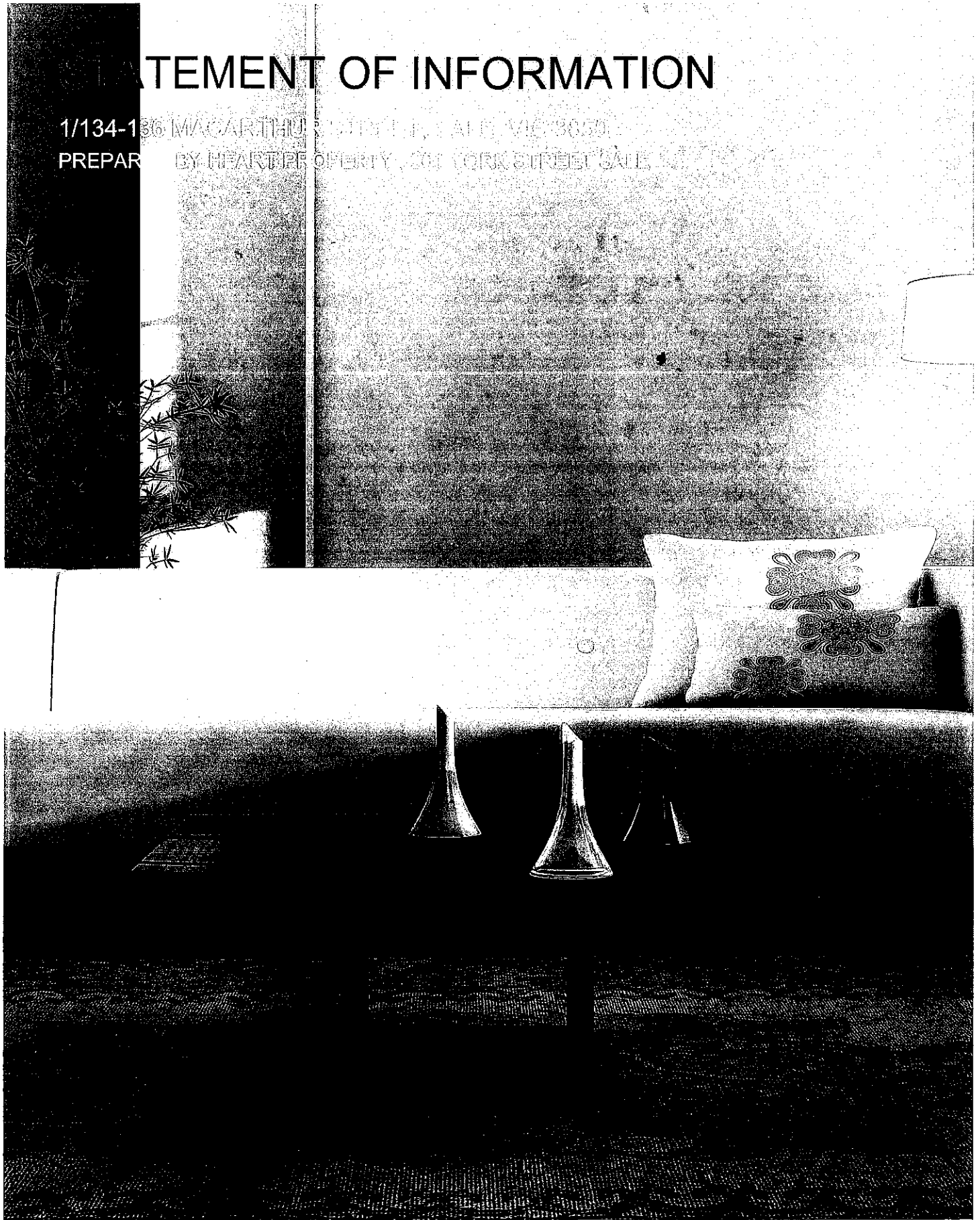


STATEMENT OF INFORMATION

1/134-136 MACARTHUR STREET, SALE VIC 3085

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE VIC 3085



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/134-136 MACARTHUR STREET, SALE,

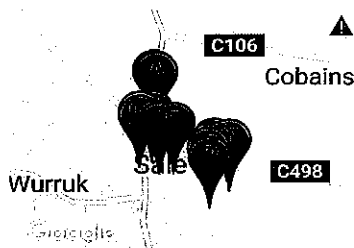
2 1 1

Indicative Selling Price

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

Price Range: \$213,000 to \$236,000

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (Unit)

\$229,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 12 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



5/27 TROOD ST, SALE, VIC 3850

2 1 1

Sale Price

***\$230,000**

Sale Date: 27/04/2017

Wesley Farm Property 1/2/2017



2/44 PATTEN ST, SALE, VIC 3850

2 1 1

Sale Price

\$215,000

Sale Date: 27/04/2017



94 PATTEN ST, SALE, VIC 3850

2 1 2

Sale Price

\$229,000

Sale Date: 27/04/2017



This report has been compiled on 19/06/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3/55 PATTEN ST, SALE, VIC 3850

2 1 1

Sale Price
\$221,000

Sale Date: 17/11/2017

Heart Property 15km



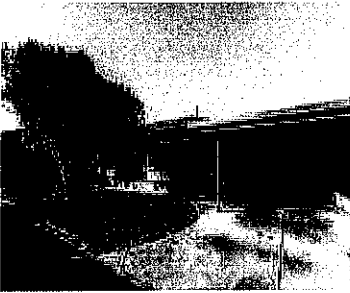
7/159 SOMERTON PARK RD, SALE, VIC 3850

2 1 1

Sale Price
\$238,000

Sale Date: 17/10/2016

Heart Property 15km



2/72 LANSDOWNE ST, SALE, VIC 3850

2 1 1

Sale Price
\$222,000

Sale Date: 07/07/2016

Heart Property 15km



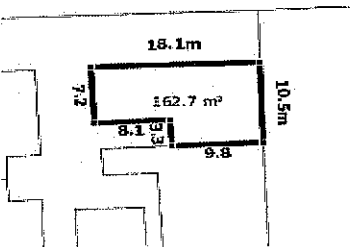
1/4 OAK ST, SALE, VIC 3850

2 1 1

Sale Price
\$235,000

Sale Date: 16/09/2016

Heart Property 15km



1/76 STAWELL ST, SALE, VIC 3850

2 - -

Sale Price
\$215,000





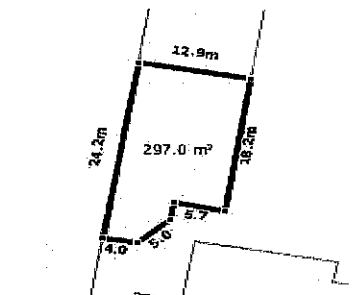
1/115 MARLEY ST, SALE, VIC 3850

3 1 1

Sale Price
\$209,000

SALE DATE: 11/01/2016

Distance to nearest Property: 105m



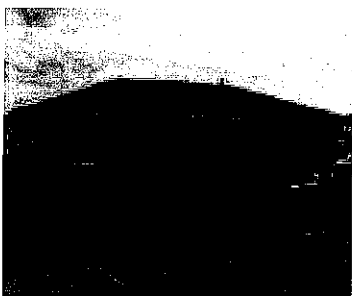
9/27 TROOD ST, SALE, VIC 3850

3 1 1

Sale Price
\$230,000

SALE DATE: 10/04/2016

Distance to nearest Property: 100m



10/27 TROOD ST, SALE, VIC 3850

3 1 1

Sale Price
\$217,500

SALE DATE: 10/08/2016

Distance to nearest Property: 100m



6/71 STAWELL ST, SALE, VIC 3850

3 1 1

Sale Price
\$232,000

SALE DATE: 11/28/2016

Distance to nearest Property: 100m



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 1/134-136 MACARTHUR STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$213,000 to \$236,000

Median sale price

Median price \$229,000

House

Unit

X

Suburb SALE

Period 01 April 2016 to 31 March 2017

Source

pricefinder

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
5/27 TROOD ST, SALE, VIC 3850	*\$230,000	07/04/2017
2/44 PATTEN ST, SALE, VIC 3850	\$215,000	20/12/2016
94 PATTEN ST, SALE, VIC 3850	\$229,000	18/11/2016
3/55 PATTEN ST, SALE, VIC 3850	\$221,000	17/11/2016

7/159 SOMERTON PARK RD, SALE, VIC 3850	\$238,000	27/10/2016
2/72 LANSDOWNE ST, SALE, VIC 3850	\$222,000	07/10/2016
1/4 OAK ST, SALE, VIC 3850	\$235,000	14/09/2016
1/76 STAWELL ST, SALE, VIC 3850	\$215,000	14/07/2016
1/115 MARLEY ST, SALE, VIC 3850	\$209,000	11/11/2016
9/27 TROOD ST, SALE, VIC 3850	\$230,000	27/10/2016
10/27 TROOD ST, SALE, VIC 3850	\$217,500	20/08/2016
6/71 STAWELL ST, SALE, VIC 3850	\$232,000	18/08/2016