



Rooms: 4

Property Type: House (Previously Occupied - Detached)

Agent Comments

Renovated home with excellent kitchen and bathroom facilities and spacious living area with separate dining and lounge rooms.

Comparable Properties



13 Hyland Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$209,000

Method: Private Sale

Date: 19/01/2017

Rooms: -

Property Type: House

Land Size: 641 sqm



20 Cartledge Way SALE 3850 (REI/VG)

Agent Comments



Price: \$199,950

Method: Private Sale

Date: 20/03/2017

Rooms: 6

Property Type: House

Land Size: 565 sqm



15 Hyland Ct SALE 3850 (VG)

Agent Comments



Price: \$194,500

Method: Sale

Date: 02/08/2016

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

120 Dawson Street, Sale Vic 3850

Indicative selling price

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

Single price \$199,500

Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

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
13 Hyland Ct SALE 3850	\$209,000	19/01/2017
20 Cartledge Way SALE 3850	\$199,950	20/03/2017
15 Hyland Ct SALE 3850	\$194,500	02/08/2016