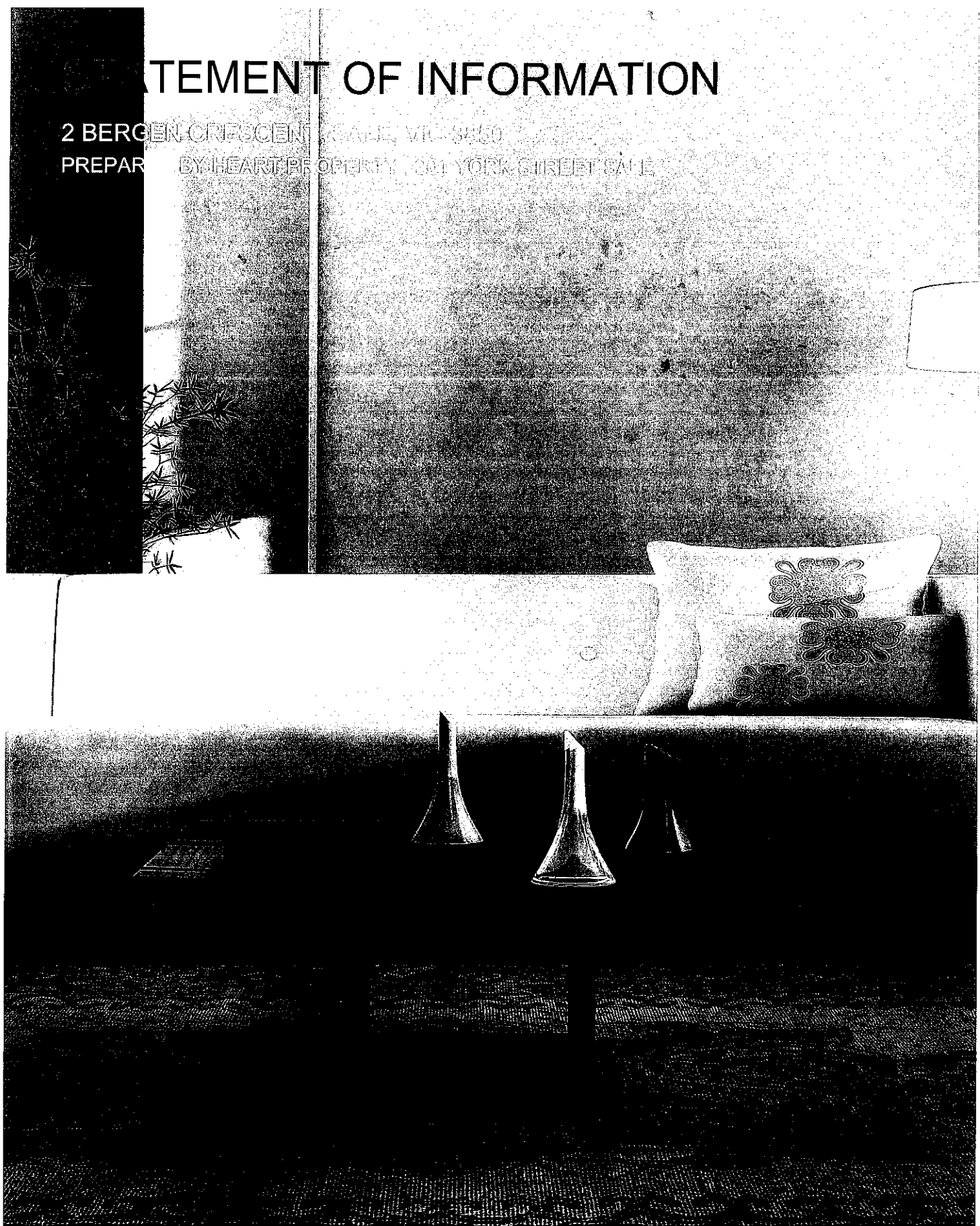


STATEMENT OF INFORMATION

2 BERGEN CRESCENT, CAPE, VIC 3250

PREPARED BY HEART PROPERTY, 201 YORK STREET, CAPE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 BERGEN CRESCENT, SALE, VIC 3850

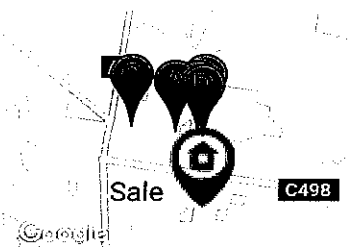
 3  1  1

Indicative Selling Price

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

\$222,000 to \$246,000

SUBURB MEDIAN



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$295,000

01 April 2016 to 31 March 2017

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.



201 DAWSON ST, SALE, VIC 3850

 3  1  2

Sale Price

\$220,000

Sale Date: 21/10/2016

Distance from Property: 1.2km



22 TRELOAR ST, SALE, VIC 3850

 3  1  4

Sale Price

\$246,500

Sale Date: 11/10/2016

Distance from Property: 1.2km



125 DAWSON ST, SALE, VIC 3850

 3  2  4

Sale Price

\$240,000

Sale Date: 11/10/2016

Distance from Property: 1.2km



This report has been compiled on 30/05/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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245 DAWSON ST, SALE, VIC 3850

3 1 1

Sale Price

\$242,500

Sale Date: 12/04/2016

Distance from Property: 1.1km



2 ELSTON CRT, SALE, VIC 3850

3 1 6

Sale Price

\$222,000

Sale Date: 17/08/2016

Distance from Property: 1.8km



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 2 BERGEN CRESCENT, SALE, VIC 3850

Indicative selling price

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

Single Price / Range \$222,000 to \$246,000

Median sale price

Median price \$295,000 House ☒ Unit ☐ Suburb SALE

Period 01 April 2016 to 31 March 2017 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
201 DAWSON ST, SALE, VIC 3850	\$220,000	31/10/2016
22 TRELOAR ST, SALE, VIC 3850	\$246,500	11/10/2016
125 DAWSON ST, SALE, VIC 3850	\$240,000	22/08/2016
245 DAWSON ST, SALE, VIC 3850	\$242,500	22/08/2016

2 ELSTON CRT, SALE, VIC 3850	\$222,000	17/08/2016
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