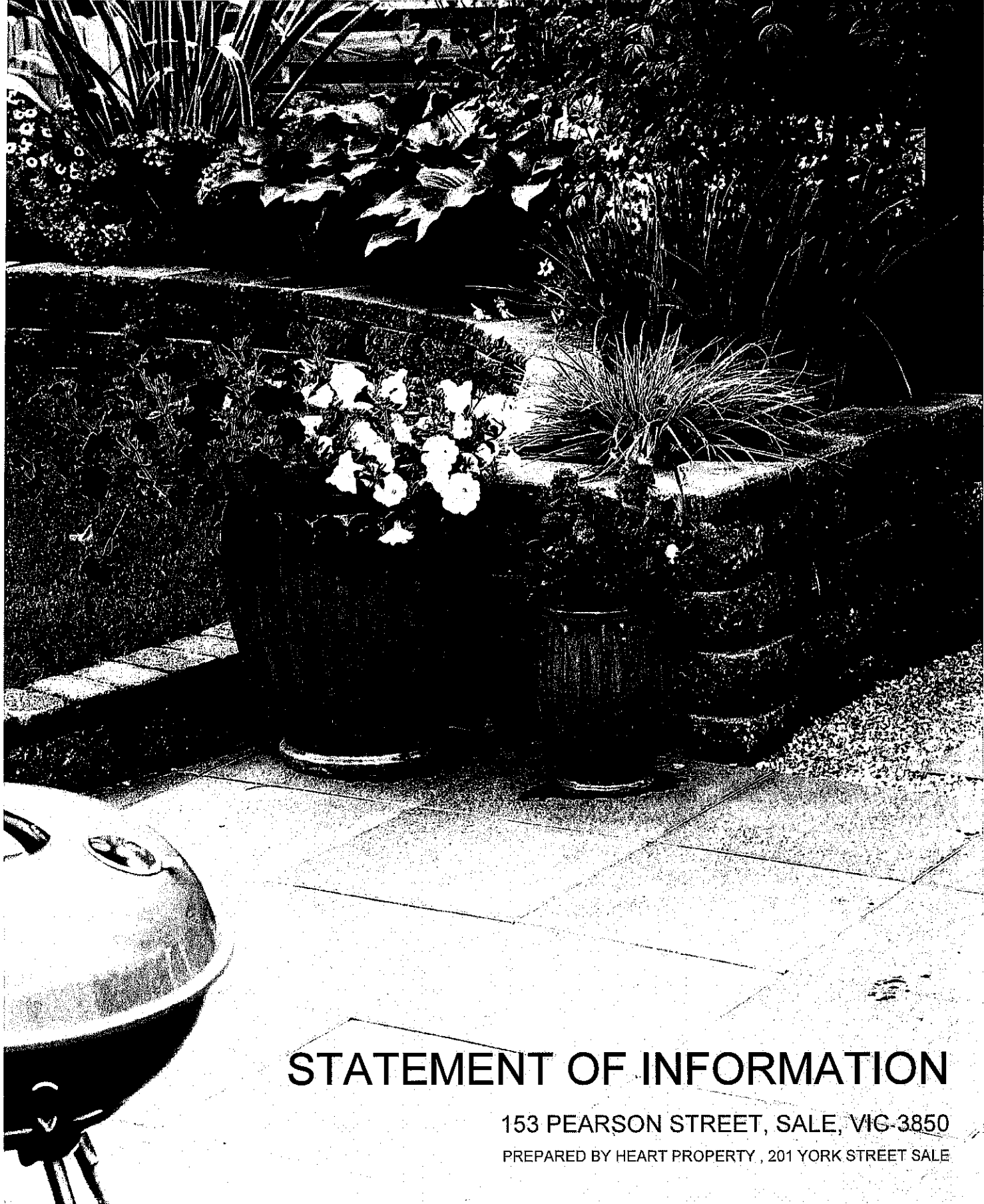




STATEMENT OF INFORMATION

153 PEARSON STREET, SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



153 PEARSON STREET, SALE, VIC 3850

 3  2  2

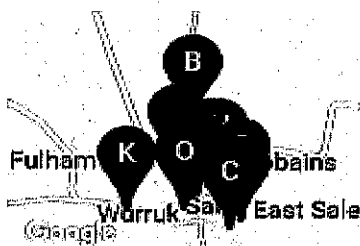
Indicative Selling Price

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

Price Range: **\$369,000 to \$406,000**



MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$297,000

01 October 2017 to 30 September 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.



11 BILLABONG AVE, SALE, VIC 3850

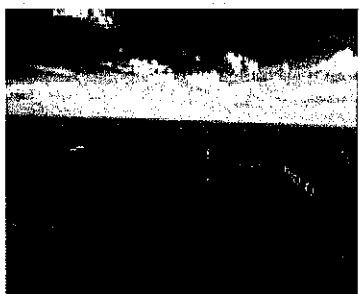
 3  2  2

Sale Price

\$395,500

Sale Date: 04/07/2018

Distance from Property: 1.4km



65 YUILL RD, BUNDALAGUAH, VIC 3851

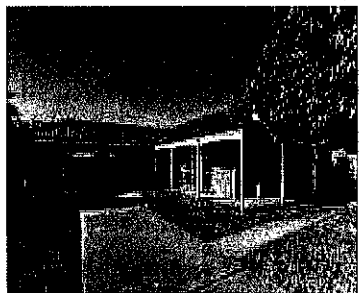
 3  1  2

Sale Price

\$400,000

Sale Date: 01/06/2018

Distance from Property: 4.7km



31 MONTGOMERY ST, SALE, VIC 3850

 3  2  1

Sale Price

\$385,000

Sale Date: 13/05/2018

Distance from Property: 2.7km



This report has been compiled on 04/12/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 MELANIE CRT, SALE, VIC 3850

3 2 2

Sale Price

\$380,000

Sale Date: 27/04/2018

Distance from Property: 2km



23 HELEN CRES, SALE, VIC 3850

4 2 2

Sale Price

\$399,950

Sale Date: 04/10/2018

Distance from Property: 3km



7 SPEECHLEY CRT, SALE, VIC 3850

4 2 2

Sale Price

\$380,000

Sale Date: 10/08/2018

Distance from Property: 1.3km



19 PELICAN CRT, SALE, VIC 3850

4 2 4

Sale Price

\$400,000

Sale Date: 16/07/2018

Distance from Property: 2.8km



39 DRYDEN PL, SALE, VIC 3850

4 2 2

Sale Price

\$390,000

Sale Date: 25/06/2018

Distance from Property: 1.7km





4 GOOCH CRT, SALE, VIC 3850

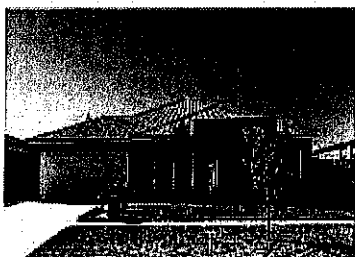
4 2 2

Sale Price

\$375,667

Sale Date: 04/06/2018

Distance from Property: 1.2km



26 RELPH AVE, SALE, VIC 3850

4 2 3

Sale Price

\$375,000

Sale Date: 08/05/2018

Distance from Property: 1km



29 REID DR, WURRUK, VIC 3850

4 2 2

Sale Price

\$375,000

Sale Date: 26/04/2018

Distance from Property: 3.7km



1 SHEUMACK PL, SALE, VIC 3850

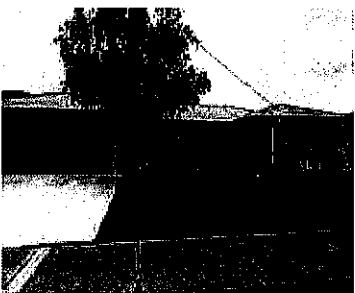
4 2 4

Sale Price

\$389,500

Sale Date: 18/04/2018

Distance from Property: 300m



24 HUTCHISON ST, SALE, VIC 3850

4 2 4

Sale Price

****\$375,000**

Sale Date: 06/04/2018

Distance from Property: 2.5km





2 CRANSWICK CRES, SALE, VIC 3850

4 2 4

Sale Price

***\$395,000**

Sale Date: 16/02/2018

Distance from Property: 356m



2 CRANSWICK CRES, SALE, VIC 3850

4 2 4

Sale Price

***\$395,000**

Sale Date: 16/02/2018

Distance from Property: 356m



2 CRANSWICK CRES, SALE, VIC 3850

4 2 2

Sale Price

\$395,000

Sale Date: 05/02/2018

Distance from Property: 347m



30 TOPPING ST, SALE, VIC 3850

4 2 2

Sale Price

\$399,500

Sale Date: 02/02/2018

Distance from Property: 832m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

153 PEARSON STREET, SALE, VIC 3850

Indicative selling price

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

Price Range:

\$369,000 to \$406,000

Median sale price

Median price

\$297,000

House

☒

Unit

☐

Suburb

SALE

Period

01 October 2017 to 30 September 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

11 BILLABONG AVE, SALE, VIC 3850	\$395,500	04/07/2018
65 YUILL RD, BUNDALAGUAH, VIC 3851	\$400,000	01/06/2018
31 MONTGOMERY ST, SALE, VIC 3850	\$385,000	13/05/2018

11 MELANIE CRT, SALE, VIC 3850	\$380,000	27/04/2018
23 HELEN CRES, SALE, VIC 3850	\$399,950	04/10/2018
7 SPEECHLEY CRT, SALE, VIC 3850	\$380,000	10/08/2018
19 PELICAN CRT, SALE, VIC 3850	\$400,000	16/07/2018
39 DRYDEN PL, SALE, VIC 3850	\$390,000	25/06/2018
4 GOOCH CRT, SALE, VIC 3850	\$375,667	04/06/2018
26 RELPH AVE, SALE, VIC 3850	\$375,000	08/05/2018
29 REID DR, WURRUK, VIC 3850	\$375,000	26/04/2018
1 SHEUMACK PL, SALE, VIC 3850	\$389,500	18/04/2018
24 HUTCHISON ST, SALE, VIC 3850	**\$375,000	06/04/2018
2 CRANSWICK CRES, SALE, VIC 3850	*\$395,000	16/02/2018
2 CRANSWICK CRES, SALE, VIC 3850	*\$395,000	16/02/2018
2 CRANSWICK CRES, SALE, VIC 3850	\$395,000	05/02/2018
30 TOPPING ST, SALE, VIC 3850	\$399,500	02/02/2018

