



STATEMENT OF INFORMATION

13/11 TROOD STREET, SALE, VIG-3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13/11 TROOD STREET, SALE, VIC 3850

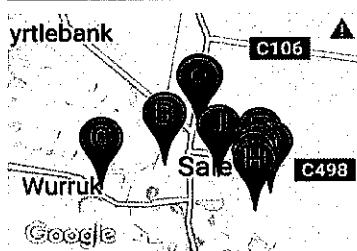
 2  1  1

Indicative Selling Price

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

Price Range: \$206,000 to \$228,000

MEDIAN SALE PRICE




SALE, VIC, 3850

Suburb Median Sale Price (Unit)

\$300,000

01 April 2017 to 31 March 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.



92 PATTEN ST, SALE, VIC 3850

 2  1  1

Sale Price

***\$210,000**

Sale Date: 09/11/2017

Distance from Property: 2.6km



4/117 REEVE ST, SALE, VIC 3850

 2  1  1

Sale Price

\$198,000

Sale Date: 02/11/2017

Distance from Property: 1.5km



3/117 REEVE ST, SALE, VIC 3850

 2  1  1

Sale Price

\$220,000

Sale Date: 26/09/2017

Distance from Property: 1.4km



This report has been compiled on 10/04/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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5/82 INGLIS ST, SALE, VIC 3850

2 1 3

Sale Price
\$220,000

Sale Date: 22/09/2017

Distance from Property: 2.8km



3/132 PATTEN ST, SALE, VIC 3850

2 1 1

Sale Price
\$190,000

Sale Date: 30/08/2017

Distance from Property: 2.3km



5/27 TROOD ST, SALE, VIC 3850

2 1 1

Sale Price
\$230,000

Sale Date: 10/03/2017

Distance from Property: 72m



1/6 IRWIN ST, WURRUK, VIC 3850

2 1 1

Sale Price
\$216,000

Sale Date: 20/02/2017

Distance from Property: 3.3km



2/44 PATTEN ST, SALE, VIC 3850

2 1 1

Sale Price
\$215,000

Sale Date: 20/12/2016

Distance from Property: 2.9km





3/55 PATTEN ST, SALE, VIC 3850

2 1 1

Sale Price

\$221,000

Sale Date: 17/11/2016

Distance from Property: 2.7km



2/72 LANSDOWNE ST, SALE, VIC 3850

2 1 1

Sale Price

\$222,000

Sale Date: 07/10/2016

Distance from Property: 1.6km



1/4 OAK ST, SALE, VIC 3850

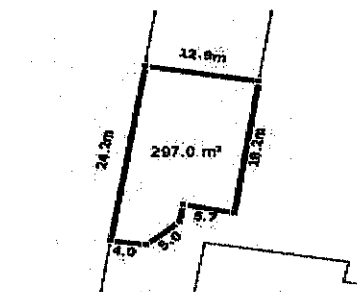
2 1 1

Sale Price

\$235,000

Sale Date: 14/09/2016

Distance from Property: 2.6km



9/27 TROOD ST, SALE, VIC 3850

3 1 1

Sale Price

\$230,000

Sale Date: 27/10/2016

Distance from Property: 55m



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

13/11 TROOD STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$206,000 to \$228,000

Median sale price

Median price

\$300,000

House

Unit

X

Suburb

SALE

Period

01 April 2017 to 31 March 2018

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
92 PATTEN ST, SALE, VIC 3850	*\$210,000	09/11/2017
4/117 REEVE ST, SALE, VIC 3850	\$198,000	02/11/2017
3/117 REEVE ST, SALE, VIC 3850	\$220,000	26/09/2017
5/82 INGLIS ST, SALE, VIC 3850	\$220,000	22/09/2017

3/132 PATTEN ST, SALE, VIC 3850	\$190,000	30/08/2017
5/27 TROOD ST, SALE, VIC 3850	\$230,000	10/03/2017
1/6 IRWIN ST, WURRUK, VIC 3850	\$216,000	20/02/2017
2/44 PATTEN ST, SALE, VIC 3850	\$215,000	20/12/2016
3/55 PATTEN ST, SALE, VIC 3850	\$221,000	17/11/2016
2/72 LANSLOWNE ST, SALE, VIC 3850	\$222,000	07/10/2016
1/4 OAK ST, SALE, VIC 3850	\$235,000	14/09/2016
9/27 TROOD ST, SALE, VIC 3850	\$230,000	27/10/2016