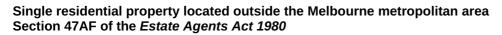
## **Statement of Information**





## Property offered for sale

Street: 156A Patter	n Street				
Suburb: SALE				State: VIC	Postcode: 3850
Indicative selling	price				
For the meaning o	f this price see con	sumer.vic.gov.au/un	derquoting (*!	Delete single price or ran	ge as applicable)
Single price: \$	539,000.00				
<del>OR</del>					
Range between: \$		&	\$		
Median sale price	<b>.</b>				
Median price: \$	440,000.00				
Property type:	House 3 Bedroom				
Suburb:	SALE				
Period - From:	30 / 09 / 2023	to: <u>31 / 08 / 2024</u>	Source:	Realestate.com	

## Comparable property sales (\*Delete A or B below as applicable)

A\* 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	
1   14 Canopus Court SALE 3850	\$ 527,000.00	02 / 07 / 2024	
2   18 Speechley Court SALE 3850	\$ 505,000.00	07 / 02 / 2024	
3 16 Dryden Place SALE 3850	\$ 500,000.00	11 / 01 / 2024	

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This Statement of Information was prepared on:	20 September 2024