

Statement of Information

7 July 2018

79 Macarthur Street SALE VIC 3850 http://www.johnelliman.com.au P: 03 51431199 | F: 03 51432096 E: johnelliman@vic.australis.com.au

46 STEAD Street SALE VIC 3850

House For Sale view.com.au Property No: 11662464







Indicative Selling Price: Single price \$199,950 For the meaning of this price see <u>consumer.vic.gov.au/underquoting</u>





Median Sale Price - \$295,500 for a House in suburb Sale from April to June 2018 Quarter

Median data provided by view.com.au

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

- 121 Patten Street, Sale 3850
- 7 Bergen Crescent, Sale 3850
- 12 Treloar Street, Sale 3850

Price	Date of Sale
\$207,500	20/10/2017
\$200,000	20/12/2017
\$219,500	28/05/2018



Selected by

John Elliman

121 PATTEN STREET, SALE 3850

3 Beds 1 Bath 1 Car



Selected by

7 BERGEN CRESCENT, **SALE 3850**

3 Beds 1 Bath 1 Car



Selected by

John Elliman

12 TRELOAR STREET, SALE 3850

3 Beds 1 Bath 1 Car



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.