

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	92 Guthridge Parade, Sale Vic 3850
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Indicative selling price

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

Single price	\$695,000
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Median sale price

Median price	\$310,000	House	X	Unit		Suburb or locality	Sale
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

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 eighteen 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	60 Guthridge Pde SALE 3850	\$700,000	09/06/2017
2	163 Stawell St SALE 3850	\$690,000	14/05/2018
3	25 Stevens St SALE 3850	\$665,000	18/12/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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Indicative Selling Price
\$695,000

Median House Price
Year ending June 2018: \$310,000



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Rooms:
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 1170 sqm approx
Agent Comments

Comparable Properties



60 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments

4 2 6

Price: \$700,000
Method: Private Sale
Date: 09/06/2017
Rooms: 7
Property Type: House
Land Size: 1002 sqm approx



163 Stawell St SALE 3850 (REI)

Agent Comments

4 2 3

Price: \$690,000
Method: Private Sale
Date: 14/05/2018
Rooms: 8
Property Type: House
Land Size: 858 sqm approx



25 Stevens St SALE 3850 (VG)

Agent Comments

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Price: \$665,000
Method: Sale
Date: 18/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 2847 sqm approx