

# STATEMENT OF INFORMATION

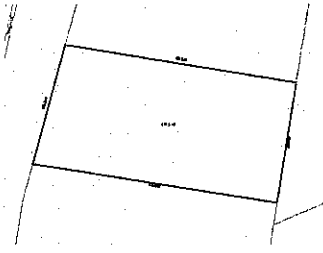
8 FRANCES COURT, SALE, VIC 3850

PREPARED BY HEART PROPERTY , 201 YORK STREET SALE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 FRANCES COURT, SALE, VIC 3850**

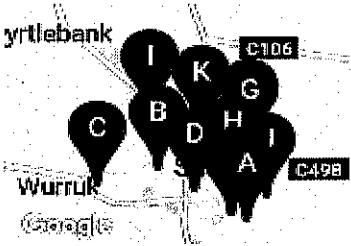
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**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$402,000 to \$442,000**

## MEDIAN SALE PRICE



**SALE, VIC, 3850**

**Suburb Median Sale Price (House)**

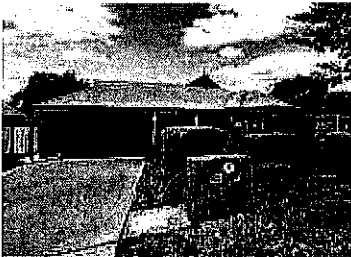
**\$325,000**

01 July 2018 to 30 June 2019

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.



**14 PATTEN ST, SALE, VIC 3850**

3 2 2

**Sale Price**

**\$415,000**

Sale Date: 28/02/2019

Distance from Property: 528m



**73 THOMSON ST, SALE, VIC 3850**

3 2 1

**Sale Price**

**\$410,000**

Sale Date: 05/12/2018

Distance from Property: 2.4km



**9 IRWIN ST, WURRUK, VIC 3850**

3 2 4

**Sale Price**

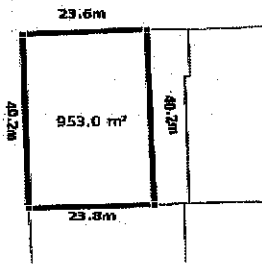
**\$428,000**

Sale Date: 14/11/2018

Distance from Property: 3.8km

This report has been compiled on 24/07/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**122 MACALISTER ST, SALE, VIC 3850**

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Sale Price  
**\$420,000**

Sale Date: 26/03/2018

Distance from Property: 1.2km



**1 LOUISE CRT, SALE, VIC 3850**

4 2 2

Sale Price  
**\$400,000**

Sale Date: 07/06/2019

Distance from Property: 140m



**8 THORNLEY CRT, SALE, VIC 3850**

4 2 2

Sale Price  
**\$440,000**

Sale Date: 09/05/2019

Distance from Property: 2.1km



**16 THORNLEY CRT, SALE, VIC 3850**

4 2 2

Sale Price  
**\$440,000**

Sale Date: 17/04/2019

Distance from Property: 2km



**174 GUTHRIDGE PDE, SALE, VIC 3850**

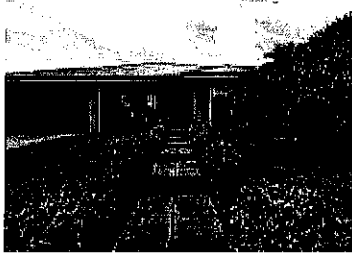
4 2 4

Sale Price  
**\$420,000**

Sale Date: 12/04/2019

Distance from Property: 923m





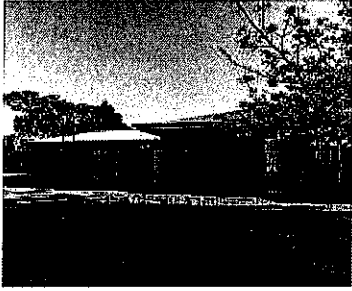
**32 GLEBE DR, SALE, VIC 3850**

4 2 4

Sale Price  
**\$430,000**

Sale Date: 22/02/2019

Distance from Property: 3.7km



**2 LEAHE CL, SALE, VIC 3850**

4 2 4

Sale Price  
**\$430,000**

Sale Date: 01/02/2019

Distance from Property: 1km



**3 KYLIE CRT, SALE, VIC 3850**

4 2 2

Sale Price  
**\$425,000**

Sale Date: 07/09/2018

Distance from Property: 2.6km



# 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](http://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.

### Property offered for

Address  
Including suburb and

8 FRANCES COURT, SALE, VIC 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$402,000 to \$442,000

### Median sale price

Median price \$325,000

House

Unit

Suburb SALE

Period 01 July 2018 to 30 June 2019

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	Price	Date of sale
14 PATTEN ST, SALE, VIC 3850	\$415,000	28/02/2019
73 THOMSON ST, SALE, VIC 3850	\$410,000	05/12/2018
9 IRWIN ST, WURRUK, VIC 3850	\$428,000	14/11/2018

122 MACALISTER ST, SALE, VIC 3850	\$420,000	26/03/2018
1 LOUISE CRT, SALE, VIC 3850	\$400,000	07/06/2019
8 THORNLEY CRT, SALE, VIC 3850	\$440,000	09/05/2019
16 THORNLEY CRT, SALE, VIC 3850	\$440,000	17/04/2019
174 GUTHRIDGE PDE, SALE, VIC 3850	\$420,000	12/04/2019
32 GLEBE DR, SALE, VIC 3850	\$430,000	22/02/2019
2 LEAHE CL, SALE, VIC 3850	\$430,000	01/02/2019
3 KYLIE CRT, SALE, VIC 3850	\$425,000	07/09/2018