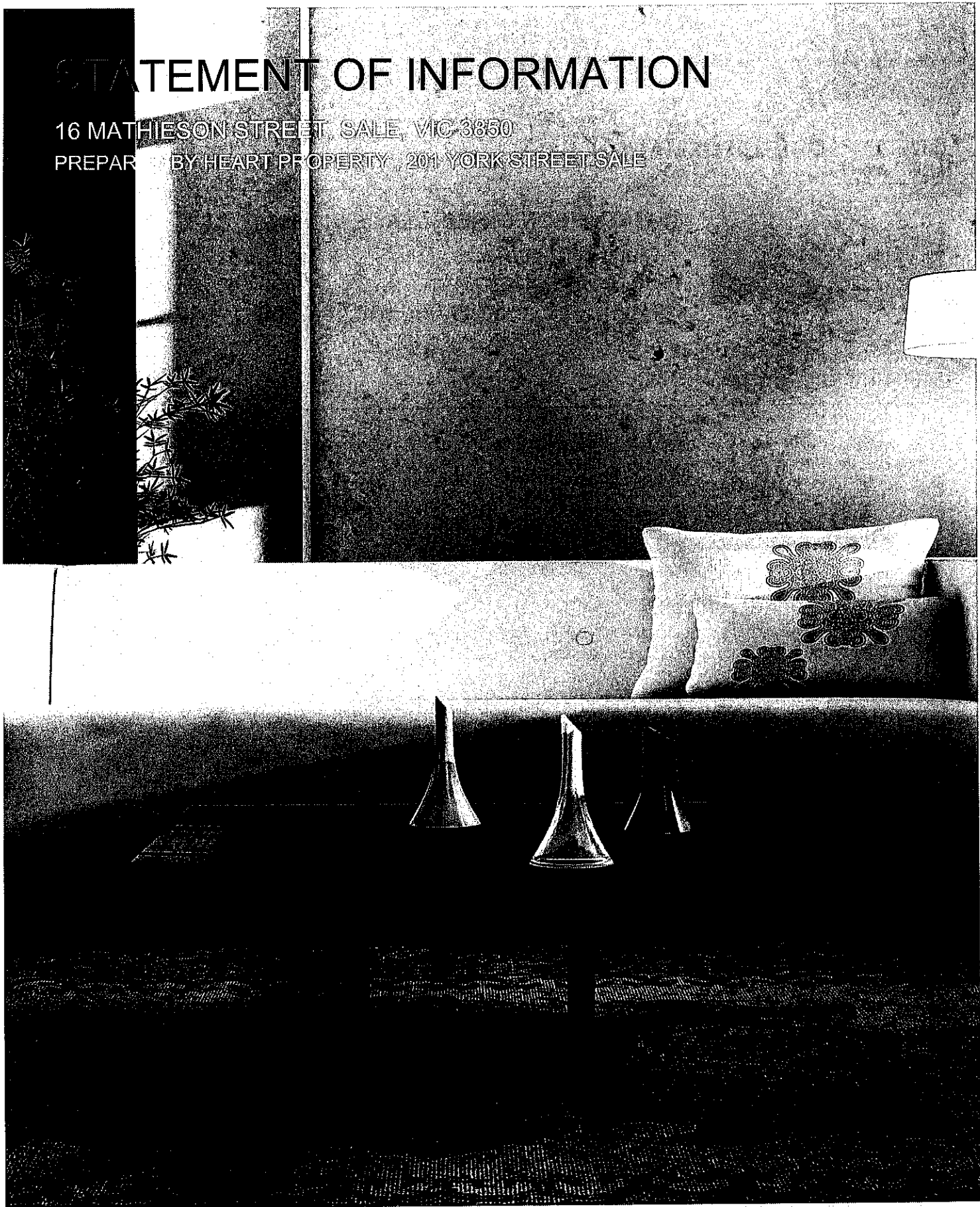


STATEMENT OF INFORMATION

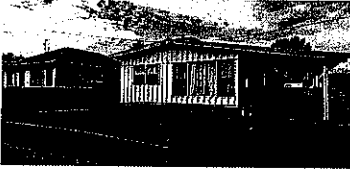
16 MATHIESON STREET SALE, VIC 3850

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 MATHIESON STREET, SALE, VIC 3850

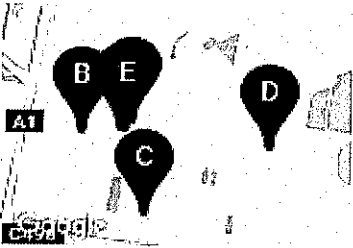
3 1 1

Indicative Selling Price

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

Price Range: **\$189,000 to \$208,000**

MEDIAN SALE PRICE



SALE, VIC, 3850

Suburb Median Sale Price (House)

\$325,000

01 July 2018 to 30 June 2019

Provided by: pricefinder

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.



27 MATHIESON ST, SALE, VIC 3850

3 1 2

Sale Price

***\$210,000**

Sale Date: 18/07/2019

Distance from Property: 44m



4 OVEREND CRES, SALE, VIC 3850

3 1 1

Sale Price

\$187,500

Sale Date: 15/04/2019

Distance from Property: 130m



10 MCCOLE ST, SALE, VIC 3850

3 1 2

Sale Price

\$195,000

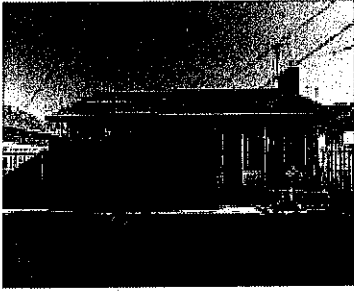
Sale Date: 10/04/2019

Distance from Property: 323m



This report has been compiled on 23/07/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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43 BUCKLEY ST, SALE, VIC 3850

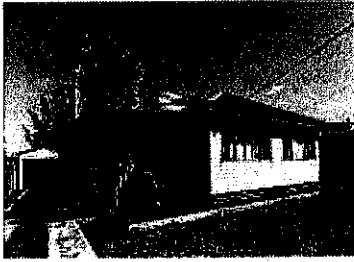
3 1 6

Sale Price

\$210,000

Sale Date: 05/03/2019

Distance from Property: 519m



18 MATHIESON ST, SALE, VIC 3850

3 1 1

Sale Price

\$190,000

Sale Date: 23/01/2019

Distance from Property: 15m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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.

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 sale

Address
Including suburb and

16 MATHIESON STREET, SALE, VIC 3850

Indicative selling price

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

Price Range: \$189,000 to \$208,000

Median sale price

Median price \$325,000

House

Unit

Suburb SALE

Period 01 July 2018 to 30 June 2019

Source



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
27 MATHIESON ST, SALE, VIC 3850	*\$210,000	18/07/2019
4 OVEREND CRES, SALE, VIC 3850	\$187,500	15/04/2019
10 MCCOLE ST, SALE, VIC 3850	\$195,000	10/04/2019

43 BUCKLEY ST, SALE, VIC 3850	\$210,000	05/03/2019
18 MATHIESON ST, SALE, VIC 3850	\$190,000	23/01/2019

