



Statement of Information

7 September 2017

252 Raymond St
Sale VIC 3850
<http://www.lwproperty.com.au>
P: 03 5143 3422
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24 Hutchison Street SALE VIC 3850

House For Sale
view.com.au Property No: 11296069



Indicative Selling Price : Single price \$385,000

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

4 2 4

Median Sale Price - \$347,750 for a House in suburb Sale from April to June 2017 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 | Price | Date of Sale |
|-----------------------------------|-----------|--------------|
| 1. 34 Helen Crescent, Sale 3850 | \$368,000 | 31/07/2017 |
| 2. 35 Hutchison Street, Sale 3850 | \$358,000 | 12/08/2017 |
| 3. 4 Ashley Court, Sale 3850 | \$370,000 | 24/06/2016 |



Selected by



34 HELEN CRESCENT,
SALE 3850
4 Beds 2 Baths 2 Cars



Selected by



35 HUTCHISON STREET,
SALE 3850
4 Beds 2 Baths 4 Cars



Selected by



4 ASHLEY COURT,
SALE 3850
4 Beds 2 Baths 2 Cars



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.