



# Statement of Information

30 May 2017

252 Raymond St  
Sale VIC 3850  
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## 3-7 Market Street SALE VIC 3850

Townhouse For Sale  
realestateVIEW Property No: 11088553



Indicative Selling Price : Range between \$274,550 - \$303,450  
For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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Median Sale Price - \$220,000 for a Unit in suburb Sale from October to December 2016 Quarter  
Median data provided by [realestateVIEW.com.au](http://realestateVIEW.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. 1 Oak Street, Sale 3850	\$285,000	20/06/2016
2. 1/117 Elgin Street, Sale 3850	\$290,000	10/08/2016
3. 2/90 Lansdowne Street, Sale 3850	\$260,000	01/05/2016



Selected by



1 OAK STREET, SALE 3850  
3 Beds 1 Bath 1 Car



Selected by



1/117 ELGIN STREET, SALE 3850  
2 Beds 1 Bath 2 Cars



Selected by



2/90 LANSDOWNE STREET,  
SALE 3850  
2 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.