Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address Lot 13 Cantwell Dr, Sale Vic 3850

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|-------------|-----|----------|--------|------|--|--|--|
| Single price | e \$237,000 | | | | | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$250,000 | Pro | operty Type | Vac | ant land | Suburb | Sale | | | |
| Period - From | 27/03/2023 | to | 26/03/2024 | | Source | REIV | | | | |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 11 Osborne St SALE 3850 | \$250,000 | 18/01/2024 |
| 2 | | | |
| 3 | | | |

OR

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

This Statement of Information was prepared on:

27/03/2024 10:47









Property Type: Agent Comments Indicative Selling Price \$237,000 Median Land Price 27/03/2023 - 26/03/2024: \$250,000

Comparable Properties



11 Osborne St SALE 3850 (REI/VG)



Price: \$250,000 Method: Private Sale Date: 18/01/2024 Property Type: Land Land Size: 806 sqm approx Agent Comments

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

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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