

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

23 Lazzaro Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$131,250

Median sale price

Median price

\$137,000

Property Type

Vacant land

Suburb

Sale

Period - From

23/09/2018

to

22/09/2019

Source

REIV

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

A* 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	Lot/lot 60 Glebe Dr SALE 3850	\$125,000	13/09/2018
2	Lot/lot 75 Morgan St SALE 3850	\$124,500	06/08/2019
3	Lot/lot 66 Morgan St SALE 3850	\$122,500	09/07/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

23/09/2019 14:41