

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

Lot 2/8 Codrington Street, Sale Vic 3850

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$144,975

Property Type

Vacant land

Suburb

Sale

Period - From

15/02/2020

to

14/02/2021

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 6, 38 Cobains Rd SALE 3850	\$275,000	06/11/2019
2	85 Cemetery Rd SALE 3850	\$270,000	29/10/2019
3	14a Rhodes Dr SALE 3850	\$235,000	02/02/2021

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:

15/02/2021 11:03

Leo O'Brien

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Indicative Selling Price

\$285,000

Median Land Price

15/02/2020 - 14/02/2021: \$144,975



Property Type:

Agent Comments

Comparable Properties



Lot/lot 6, 38 Cobains Rd SALE 3850 (REI)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 06/11/2019

Property Type: Land

Land Size: 4211 sqm approx



85 Cemetery Rd SALE 3850 (REI)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 29/10/2019

Property Type: Land

Land Size: 1525 sqm approx



14a Rhodes Dr SALE 3850 (REI)

Agent Comments



Price: \$235,000

Method: Private Sale

Date: 02/02/2021

Property Type: Land

Land Size: 4001 sqm approx