

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

124 Lansdowne Street, Sale Vic 3850

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$472,500

Property Type House

Suburb Sale

Period - From 01/01/2023

to 31/03/2023

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	1 Grevillia Ct SALE 3850	\$590,000	18/04/2023
2	111 Elgin St SALE 3850	\$585,000	23/03/2023
3	111 Stawell St SALE 3850	\$579,000	01/07/2022

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:

11/07/2023 11:13



3 2 4

Rooms: 7

Property Type: House

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



1 Grevillia Ct SALE 3850 (VG)

Agent Comments

4 - -

Price: \$590,000

Method: Sale

Date: 18/04/2023

Property Type: House (Res)

Land Size: 759 sqm approx



111 Elgin St SALE 3850 (VG)

Agent Comments

4 - -

Price: \$585,000

Method: Sale

Date: 23/03/2023

Property Type: House (Res)

Land Size: 457 sqm approx



111 Stawell St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$579,000

Method: Sale

Date: 01/07/2022

Property Type: House (Res)

Land Size: 883 sqm approx