

## 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

45b Lansdowne Street, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$439,000

#### Median sale price

Median price \$310,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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 | 65b Fitzroy St SALE 3850       | \$450,000 | 20/03/2018   |
| 2 | 108a Pearson St SALE 3850      | \$450,000 | 31/05/2017   |
| 3 | 138 Barkly St SALE 3850        | \$449,000 | 02/02/2018   |

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 eighteen months.



**Rooms:**

**Property Type:** Land

**Land Size:** 478 sqm approx

**Agent Comments**

## Comparable Properties



**65b Fitzroy St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$450,000

**Method:** Private Sale

**Date:** 20/03/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 377 sqm approx

**108a Pearson St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$450,000

**Method:** Sale

**Date:** 31/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 573 sqm approx

**138 Barkly St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$449,000

**Method:** Sale

**Date:** 02/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1213 sqm approx