

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 12 Cantwell Dr, Sale Vic 3850

Indicative selling price

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

Single price

\$273,000

Median sale price

Median price

\$250,000

Property Type

Vacant 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 six 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	34 Dyer Av SALE 3850	\$270,000	05/03/2024
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 11:40



Property Type:
Agent Comments

Indicative Selling Price
\$273,000

Median Land Price
27/03/2023 - 26/03/2024: \$250,000

Comparable Properties



34 Dyer Av SALE 3850 (REI)



Agent Comments

Price: \$270,000
Method: Private Sale
Date: 05/03/2024
Property Type: Land
Land Size: 965 sqm approx

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.