Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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	Pro	operty Type	Vac	ant 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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)

Price: \$270.000

Method: Private Sale Date: 05/03/2024 Property Type: Land Land Size: 965 sqm approx Agent Comments

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.

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propertydata



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