

# 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

21 Swan Lake Drive, 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

\$160,000

### Median sale price

Median price

\$130,000

Property Type

Vacant land

Suburb

Sale

Period - From

11/02/2019

to

10/02/2020

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	6 Burraginnin CI SALE 3850	\$145,000	10/01/2019
2	Lot/75 Woondella Blvd SALE 3850	\$143,000	15/10/2019
3	Lot/lot 83 Page Ct SALE 3850	\$137,000	31/05/2019

**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:

11/02/2020 11:58

Leo O'Brien  
03 5144 1888  
0409 143 668  
leo@leoobrienproperty.com.au

**Indicative Selling Price**  
\$160,000

**Median Land Price**  
11/02/2019 - 10/02/2020: \$130,000



**Property Type:**  
Agent Comments

## Comparable Properties



### 6 Burraginnin CI SALE 3850 (REI)

Agent Comments



**Price:** \$145,000  
**Method:** Private Sale  
**Date:** 10/01/2019  
**Property Type:** Land  
**Land Size:** 760 sqm approx



### Lot/75 Woondella Blvd SALE 3850 (REI)

Agent Comments



**Price:** \$143,000  
**Method:** Private Sale  
**Date:** 15/10/2019  
**Property Type:** Land  
**Land Size:** 846 sqm approx



### Lot/lot 83 Page Ct SALE 3850 (REI)

Agent Comments



**Price:** \$137,000  
**Method:** Private Sale  
**Date:** 31/05/2019  
**Property Type:** Land  
**Land Size:** 755 sqm approx