

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

Single price

\$465,000

Median sale price

Median price

\$343,750

Property Type

House

Suburb

Sale

Period - From

01/01/2020

to

31/03/2020

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	98 Dundas St SALE 3850	\$489,000	21/12/2018
2	201 Cunninghame St SALE 3850	\$465,000	01/07/2019
3	26 Mark Av SALE 3850	\$455,000	14/12/2018

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 18 months.~~

This Statement of Information was prepared on:

06/06/2020 16:14



Property Type: House (Res)
Land Size: 489 sqm approx
Agent Comments

Indicative Selling Price
\$465,000

Median House Price
March quarter 2020: \$343,750

Comparable Properties



98 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$489,000
Method: Private Sale
Date: 21/12/2018
Rooms: 9
Property Type: House
Land Size: 1000 sqm approx



201 Cunninghame St SALE 3850 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 01/07/2019
Property Type: House (Res)
Land Size: 658 sqm approx



26 Mark Av SALE 3850 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 14/12/2018
Rooms: 7
Property Type: House
Land Size: 1013 sqm approx