

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

4 Lapwing Lane, Sale Vic 3850

Indicative selling price

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

Single price

\$417,500

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	6 Market St SALE 3850	\$690,000	29/07/2019
2	65 Palmerston St SALE 3850	\$502,000	25/02/2019
3	84 Reeve St SALE 3850	\$446,921	09/10/2019

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:

27/06/2020 09:37

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Indicative Selling Price

\$417,500

Median House Price

March quarter 2020: \$343,750



Property Type:

Agent Comments

Comparable Properties



6 Market St SALE 3850 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 29/07/2019

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 316 sqm approx

65 Palmerston St SALE 3850 (VG)

Agent Comments



Price: \$502,000

Method: Sale

Date: 25/02/2019

Property Type: House (Res)

Land Size: 506 sqm approx

84 Reeve St SALE 3850 (VG)

Agent Comments



Price: \$446,921

Method: Sale

Date: 09/10/2019

Property Type: House (Res)

Land Size: 450 sqm approx