

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

12 Lazzaro Crescent, Sale Vic 3850

Indicative selling price

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

Single price

\$635,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/10/2022

to

30/09/2023

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	11 Swan Lake Dr SALE 3850	\$655,000	24/10/2022
2	7 Ferguson Way SALE 3850	\$648,000	11/09/2023
3	26 Wallace St SALE 3850	\$640,000	25/05/2023

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:

09/12/2023 12:48

Victoria Cook

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Indicative Selling Price

\$635,000

Median House Price

Year ending September 2023: \$480,000



4 2 2

Property Type: House

Land Size: 699 sqm approx

Agent Comments

Comparable Properties



11 Swan Lake Dr SALE 3850 (VG)

Agent Comments

4 - -

Price: \$655,000

Method: Sale

Date: 24/10/2022

Property Type: House (Res)

Land Size: 736 sqm approx



7 Ferguson Way SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$648,000

Method: Private Sale

Date: 11/09/2023

Property Type: House

Land Size: 800 sqm approx



26 Wallace St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 25/05/2023

Property Type: House

Land Size: 700 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690