

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

14 Treadwell Dr, 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 \$285,000

### Median sale price

Median price \$260,000

Property Type Vacant land

Suburb Sale

Period - From 20/08/2023

to 19/08/2024

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 six 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	8 Meldrum Dr SALE 3850	\$260,000	27/05/2024
2	15 Treadwell Dr SALE 3850	\$270,000	24/04/2024
3	15 Centra Dr SALE 3850	\$280,000	23/04/2024

**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:

20/08/2024 15:32



**Property Type:** Land  
**Land Size:** 872 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$285,000  
**Median Land Price**  
20/08/2023 - 19/08/2024: \$260,000

## Comparable Properties

### 8 Meldrum Dr SALE 3850 (VG)

**Agent Comments**



**Price:** \$260,000  
**Method:** Sale  
**Date:** 27/05/2024  
**Property Type:** Land  
**Land Size:** 728 sqm approx

### 15 Treadwell Dr SALE 3850 (VG)

**Agent Comments**



**Price:** \$270,000  
**Method:** Sale  
**Date:** 24/04/2024  
**Property Type:** Land  
**Land Size:** 861 sqm approx

### 15 Centra Dr SALE 3850 (VG)

**Agent Comments**



**Price:** \$280,000  
**Method:** Sale  
**Date:** 23/04/2024  
**Property Type:** Land  
**Land Size:** 846 sqm approx

**Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800**