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Indicative Selling Price

\$139,950

Median House Price

March quarter 2017: \$348,500



Rooms:

Property Type:

Agent Comments

Comparable Properties

7a Elgin St SALE 3850 (VG)

Agent Comments



Price: \$185,000

Method: Sale

Date: 09/05/2016

Rooms: -

Property Type: Land



129 Somerton Park Rd SALE 3850 (REI)

Agent Comments



Price: \$135,000

Method: Private Sale

Date: 23/05/2016

Rooms: -

Property Type: Land

Land Size: 1008 sqm approx



Lot 1/33 Palmerston St SALE 3850 (REI)

Agent Comments



Price: \$127,000

Method: Private Sale

Date: 22/02/2016

Rooms: -

Property Type: Land

Land Size: 428 sqm approx

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 \$139,950

Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

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
7a Elgin St SALE 3850	\$185,000	09/05/2016
129 Somerton Park Rd SALE 3850	\$135,000	23/05/2016
Lot 1/33 Palmerston St SALE 3850	\$127,000	22/02/2016