

# 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

Lot 25 Cleaver Rd, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$256,000

### Median sale price

Median price

\$250,000

Property Type

Vacant land

Suburb

Sale

Period - From

27/03/2023

to

26/03/2024

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	18 Treadwell Dr SALE 3850	\$260,000	22/01/2024
2	17 Elliman Cr SALE 3850	\$253,000	10/11/2023
3	11 Osborne St SALE 3850	\$250,000	18/01/2024

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:

27/03/2024 11:07



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$256,000

**Median Land Price**  
27/03/2023 - 26/03/2024: \$250,000

## Comparable Properties

**18 Treadwell Dr SALE 3850 (VG)**

**Agent Comments**



**Price:** \$260,000  
**Method:** Sale  
**Date:** 22/01/2024  
**Property Type:** Land  
**Land Size:** 873 sqm approx



**17 Elliman Cr SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$253,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** Land  
**Land Size:** 878 sqm approx



**11 Osborne St SALE 3850 (REI/VG)**

**Agent Comments**



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 18/01/2024  
**Property Type:** Land  
**Land Size:** 806 sqm approx

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