Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	Lot 3 Pinch St, Sale Vic 3850	
Including suburb and		
postcode		

Indicative selling price

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

Single price \$252,000

Median sale price

Median price	\$250,000	Pro	perty Type V	acant land		Suburb	Sale
Period - From	27/03/2023	to	26/03/2024	So	ource	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

Auc	areas or comparable property	1 1100	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 10:21



Date of sale











Property Type: Agent Comments

Indicative Selling Price \$252,000 **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)







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)





Price: \$250,000 Method: Private Sale Date: 18/01/2024 Property Type: Land

Land Size: 806 sqm approx

Agent Comments

Agent Comments



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