

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

3 Lazzaro Crescent, Sale Vic 3850

Indicative selling price

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

Range between

\$690,000

&

\$720,000

Median sale price

Median price

\$460,000

Property Type

House

Suburb

Sale

Period - From

01/10/2024

to

31/12/2024

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	29 Wallace St SALE 3850	\$710,000	30/07/2024
2	1 Cantwell Dr SALE 3850	\$722,500	21/06/2024
3	5 Osborne St SALE 3850	\$715,000	10/11/2023

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:

20/01/2025 15:59

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au



Property Type: Land
Land Size: 736 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$690,000 - \$720,000
Median House Price
December quarter 2024: \$460,000

Comparable Properties



29 Wallace St SALE 3850 (REI/VG)

[Agent Comments](#)



Price: \$710,000
Method: Private Sale
Date: 30/07/2024
Property Type: House
Land Size: 800 sqm approx



1 Cantwell Dr SALE 3850 (REI/VG)

[Agent Comments](#)



Price: \$722,500
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 809 sqm approx



5 Osborne St SALE 3850 (REI/VG)

[Agent Comments](#)



Price: \$715,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 806 sqm approx

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



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