

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

11 Swan Lake Drive, Sale Vic 3850

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Sale

Period - From

01/04/2022

to

30/06/2022

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	7 Lazzaro Cr SALE 3850	\$693,000	27/06/2022
2	13 Swan Lake Dr SALE 3850	\$680,000	28/02/2022
3	9 Swan Lake Dr SALE 3850	\$599,950	08/02/2021

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:

01/08/2022 16:21

Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au



 4  2  2

Property Type: House
Land Size: 736 sqm approx
Agent Comments

Indicative Selling Price
\$640,000

Median House Price
June quarter 2022: \$550,000

Comparable Properties



7 Lazzaro Cr SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$693,000
Method: Private Sale
Date: 27/06/2022
Property Type: House
Land Size: 736 sqm approx



13 Swan Lake Dr SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$680,000
Method: Private Sale
Date: 28/02/2022
Property Type: House
Land Size: 736 sqm approx



9 Swan Lake Dr SALE 3850 (REI)

Agent Comments

 4  2  2

Price: \$599,950
Method: Private Sale
Date: 08/02/2021
Rooms: 8
Property Type: House
Land Size: 828 sqm approx

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288