

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

112-114 Lansdowne Street, Sale Vic 3850

Indicative selling price

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

Range between

\$720,000

&

\$760,000

Median sale price

Median price

\$392,250

Property Type

House

Suburb

Sale

Period - From

01/04/2021

to

30/06/2021

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	88 Elgin St SALE 3850	\$775,000	01/07/2021
2	11 Fitzroy St SALE 3850	\$750,000	24/05/2021
3	95 Elgin St SALE 3850	\$725,000	31/03/2021

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:

27/09/2021 15:45



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1157 sqm approx

Agent Comments

Comparable Properties



88 Elgin St SALE 3850 (REI/VG)



Agent Comments

Price: \$775,000

Method: Private Sale

Date: 01/07/2021

Property Type: House

Land Size: 999 sqm approx



11 Fitzroy St SALE 3850 (REI/VG)



Agent Comments

Price: \$750,000

Method: Private Sale

Date: 24/05/2021

Property Type: House

Land Size: 1013 sqm approx



95 Elgin St SALE 3850 (VG)



Agent Comments

Price: \$725,000

Method: Sale

Date: 31/03/2021

Property Type: House (Res)

Land Size: 397 sqm approx