## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address Lot 21 Cleaver Rd, Sale Vic 3850

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$257,000								
Median sale price									
Median price	\$250,000	Pro	operty Type Vac	ant 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.

Ade	dress 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 11:04









**Property Type:** Agent Comments Indicative Selling Price \$257,000 Median Land Price 27/03/2023 - 26/03/2024: \$250,000

# **Comparable Properties**

18 Treadwell Dr SALE 3850 (VG)



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

Agent Comments



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

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11 Osborne St SALE 3850 (REI/VG)

17 Elliman Cr SALE 3850 (REI/VG)

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Agent Comments

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

#### Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



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