Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |117 Lansdowne Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$598,000						
Median sale pri	C O						

Median sale price

Median price	\$515,000	Pro	perty Type Hou	ise	Suburb	Sale
Period - From	01/07/2024	to	30/09/2024	Sourc	e 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	207 Macarthur St SALE 3850	\$575,000	11/04/2024
2	139 Macalister St SALE 3850	\$605,000	09/01/2024
3	108 Reeve St SALE 3850	\$550,000	16/06/2023

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

06/11/2024 14:57









Property Type: House **Land Size:** 1011 sqm approx Agent Comments Indicative Selling Price \$598,000 Median House Price September quarter 2024: \$515,000

Comparable Properties



207 Macarthur St SALE 3850 (REI/VG)

139 Macalister St SALE 3850 (REI/VG)

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60 1

Price: \$575,000 Method: Private Sale Date: 11/04/2024 Property Type: House Land Size: 1011 sqm approx Agent Comments

Agent Comments



Price: \$605,000 Method: Private Sale Date: 09/01/2024 Property Type: House Land Size: 453 sqm approx

1 3



108 Reeve St SALE 3850 (REI/VG)



Agent Comments

Price: \$550,000 Method: Private Sale Date: 16/06/2023 Property Type: House Land Size: 695 sqm approx

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



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