## 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	Lot 24 Cleaver Rd, Sale Vic 3850
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$257,000

#### Median sale price

Median price	\$250,000	Pro	perty Type	Vacant	t land		Suburb	Sale
Period - From	27/03/2023	to	26/03/2024		Soi	urce	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

Address 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 comparableproperties 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 11:56













**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** 



17 Elliman Cr SALE 3850 (REI/VG)







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



11 Osborne St SALE 3850 (REI/VG)





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

**Agent Comments** 

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