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 Lot 5 Surkitt Blvd, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting				
Single price	e \$236,000									
Median sale price										
Median price	\$250,000	Pro	Property Type Vacant land			Suburb	Sale			
Period - From	27/03/2023	to	26/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	32 Swan Lake Dr SALE 3850	\$240,000	01/06/2023
2	20 Osborne St SALE 3850	\$232,000	05/09/2023
3	23 Wallace St SALE 3850	\$230,000	30/06/2023

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:

27/03/2024 10:36









Property Type: Agent Comments Indicative Selling Price \$236,000 Median Land Price 27/03/2023 - 26/03/2024: \$250,000

Comparable Properties



32 Swan Lake Dr SALE 3850 (REI/VG)



Price: \$240,000 Method: Private Sale Date: 01/06/2023 Property Type: Land Land Size: 671 sqm approx

Agent Comments

Agent Comments



Price: \$232,000 Method: Sale Date: 05/09/2023 Property Type: Land Land Size: 803 sqm approx

23 Wallace St SALE 3850 (VG)



Agent Comments

Price: \$230,000 Method: Sale Date: 30/06/2023 Property Type: Land Land Size: 801 sqm approx

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



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