

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 5 Surkitt Blvd, Sale Vic 3850

Indicative selling price

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

Single price \$236,000

Median sale price

Median price \$250,000

Property Type Vacant 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 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	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)

Agent Comments



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

20 Osborne St SALE 3850 (VG)

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