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	39 Wallace Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$542,500	Pro	perty Type	House		Suburb	Sale
Period - From	01/01/2025	to	31/03/2025		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	13 Peck PI SALE 3850	\$600,000	01/04/2025
2	49 Morgan St SALE 3850	\$630,000	21/03/2025
3	34 Swan Lake Dr SALE 3850	\$610,000	20/06/2024

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:	17/04/2025 07:53













Property Type: Land **Land Size:** 801 sqm approx

Agent Comments

Indicative Selling Price \$609,000 Median House Price March quarter 2025: \$542,500

Comparable Properties



13 Peck PI SALE 3850 (REI)

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Price: \$600,000 Method: Private Sale Date: 01/04/2025 Property Type: House Land Size: 800 sqm approx Agent Comments



49 Morgan St SALE 3850 (REI)

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4





3 2

Agent Comments

Price: \$630,000 Method: Private Sale Date: 21/03/2025 Property Type: House Land Size: 672 sqm approx



34 Swan Lake Dr SALE 3850 (REI/VG)

4

Price: \$610,000





1 2

Agent Comments

Method: Private Sale
Date: 20/06/2024
Property Type: House
Land Size: 671 sqm approx

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





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