

# 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

36 Swan Lake Drive, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$147,000

### Median sale price

Median price

\$137,000

Property Type

Vacant land

Suburb

Sale

Period - From

23/09/2018

to

22/09/2019

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	18 Relph Av SALE 3850	\$142,500	26/08/2019
2	1 Burraginnin CI SALE 3850	\$135,000	25/05/2018
3	Lot/lot 81 Page Ct SALE 3850	\$130,000	22/05/2018

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:

23/09/2019 15:56