

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 37 Swan Lake Drive, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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	16 Osborne St SALE 3850	\$685,000	01/11/2024
2	29 Wallace St SALE 3850	\$710,000	30/07/2024
3	49 Swan Lake Dr SALE 3850	\$775,000	29/11/2023

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:

23/12/2024 15:41

Ferg Horan

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Indicative Selling Price

\$750,000

Median House Price

Year ending September 2024: \$492,940

**Property Type:** Land**Land Size:** 683 sqm approx[Agent Comments](#)

Comparable Properties

**16 Osborne St SALE 3850 (REI/VG)**[Agent Comments](#)**Price:** \$685,000**Method:** Private Sale**Date:** 01/11/2024**Property Type:** House**Land Size:** 800 sqm approx**29 Wallace St SALE 3850 (REI/VG)**[Agent Comments](#)**Price:** \$710,000**Method:** Private Sale**Date:** 30/07/2024**Property Type:** House**Land Size:** 800 sqm approx**49 Swan Lake Dr SALE 3850 (REI/VG)**[Agent Comments](#)**Price:** \$775,000**Method:** Private Sale**Date:** 29/11/2023**Property Type:** House**Land Size:** 804 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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