

# 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 110 "Cobains Estate" Stage 3, 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 \$185,000

### Median sale price

Median price \$134,500

Property Type Vacant land

Suburb Sale

Period - From 24/08/2019

to 23/08/2020

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              | \$144,000 | 27/02/2020   |
| 2                              | Lot/75 Woondella Blvd SALE 3850    | \$143,000 | 15/10/2019   |
| 3                              | Lot 38/75 Woondella Blvd SALE 3850 | \$143,000 | 29/11/2019   |

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:

24/08/2020 15:45