

# 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

17 Peck Place, Sale Vic 3850

### Indicative selling price

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

Single price \$770,000

### Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 31/12/2022

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	64 Swan Lake Dr SALE 3850	\$765,000	26/08/2022
2	33 Swan Lake Dr SALE 3850	\$755,000	12/01/2022
3	10 Burraginnin Cl SALE 3850	\$750,000	06/10/2022

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:

04/04/2023 11:16



**Property Type:** Land

**Land Size:** 800 sqm approx

**Agent Comments**

## Comparable Properties

### 64 Swan Lake Dr SALE 3850 (VG)

**Agent Comments**



**Price:** \$765,000

**Method:** Sale

**Date:** 26/08/2022

**Property Type:** House (Res)

**Land Size:** 828 sqm approx



### 33 Swan Lake Dr SALE 3850 (REI/VG)

**Agent Comments**



**Price:** \$755,000

**Method:** Private Sale

**Date:** 12/01/2022

**Property Type:** House

**Land Size:** 805 sqm approx



### 10 Burraginnin Ct SALE 3850 (REI/VG)

**Agent Comments**



**Price:** \$750,000

**Method:** Private Sale

**Date:** 06/10/2022

**Property Type:** House

**Land Size:** 742 sqm approx