Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address | 3 Lazzaro Crescent, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$690,000								
Median sale price									
Median price	\$475,000	Pro	Property Type House		ıse		Suburb	Sale	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	36 Swan Lake Dr SALE 3850	\$730,000	21/01/2025
2	8 Ferguson Way SALE 3850	\$728,000	21/01/2025
3	6 Peppercorn CI SALE 3850	\$710,000	29/02/2024

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

13/05/2025 12:06



Chalmer





Property Type: House **Land Size:** 736 sqm approx Agent Comments Bel Bateson 03 51444333 0412 366 444 belindab@chalmer.com.au

Indicative Selling Price \$690,000 Median House Price Year ending March 2025: \$475,000

Comparable Properties

36 Swan Lake Dr SALE 3850 (REI/VG) 4 2 2 Price: \$730,000 Method: Private Sale Date: 21/01/2025 Property Type: House Land Size: 671 sqm approx	Agent Comments
8 Ferguson Way SALE 3850 (REI/VG) 4 1 6 8 Price: \$728,000 Method: Private Sale Date: 21/01/2025 Property Type: House Land Size: 758 sqm approx	Agent Comments
6 Peppercorn CI SALE 3850 (VG) 4 - 6 Price: \$710,000 Method: Sale Date: 29/02/2024 Property Type: House (Res) Land Size: 668 sqm approx	Agent Comments

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



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