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 | 38 Coverdale 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 | \$549,000 |
|--------------|-----------|
| Single price | \$549,000 |

Median sale price

| Median price \$542,500 | Pro | perty Type Ho | use | | Suburb | Sale |
|--------------------------|-----|---------------|-----|------|--------|------|
| Period - From 01/01/2025 | to | 31/03/2025 | Sou | 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.

Address of comparable property

| Address of comparable property | | Price | Date of sale |
|--------------------------------|-------------------------|-----------|--------------|
| 1 | 2 King Av SALE 3850 | \$515,000 | 02/10/2024 |
| 2 | 18 Rebecca Dr SALE 3850 | \$535,000 | 09/09/2024 |
| 3 | 10 Araluen Dr SALE 3850 | \$510,000 | 12/07/2024 |

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: | 23/04/2025 14:38 |
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Property Type: Land Land Size: 1346 sqm approx

Agent Comments

Indicative Selling Price \$549,000 **Median House Price** March quarter 2025: \$542,500

Comparable Properties



2 King Av SALE 3850 (REI/VG)





Price: \$515.000 Method: Private Sale Date: 02/10/2024 Property Type: House Land Size: 812 sqm approx Agent Comments



18 Rebecca Dr SALE 3850 (VG)

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Agent Comments

Price: \$535,000 Method: Sale Date: 09/09/2024

Property Type: House (Res) Land Size: 1061 sqm approx



Agent Comments



Price: \$510,000 Method: Private Sale

Property Type: House Land Size: 877 sqm approx

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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