

# 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 1/39 Palmerston Street, 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

\$260,000

### Median sale price

Median price

\$278,000

Property Type

Vacant land

Suburb

Sale

Period - From

20/05/2024

to

19/05/2025

Source

Property Data

### 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	15 Treadwell Dr SALE 3850	\$270,000	24/04/2024
2	7A Turnbull St SALE 3850	\$262,000	15/02/2024
3	11 Osborne St SALE 3850	\$250,000	18/01/2024

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:

20/05/2025 15:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$260,000  
**Median Land Price**  
20/05/2024 - 19/05/2025: \$278,000

## Comparable Properties

**15 Treadwell Dr SALE 3850 (VG)**

Agent Comments



**Price:** \$270,000  
**Method:** Sale  
**Date:** 24/04/2024  
**Property Type:** Land  
**Land Size:** 861 sqm approx



**7A Turnbull St SALE 3850 (REI)**

Agent Comments



**Price:** \$262,000  
**Method:** Private Sale  
**Date:** 15/02/2024  
**Property Type:** Land  
**Land Size:** 603 sqm approx



**11 Osborne St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$250,000  
**Method:** Private Sale  
**Date:** 18/01/2024  
**Property Type:** Land  
**Land Size:** 806 sqm approx

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