

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 23 Cleaver Rd, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$257,000

Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Sale

Period - From 27/03/2023

to 26/03/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Treadwell Dr SALE 3850	\$260,000	22/01/2024
2	17 Elliman Cr SALE 3850	\$253,000	10/11/2023
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 two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/03/2024 11:54



Property Type:
Agent Comments

Indicative Selling Price
\$257,000
Median Land Price
27/03/2023 - 26/03/2024: \$250,000

Comparable Properties

18 Treadwell Dr SALE 3850 (VG)

Agent Comments



Price: \$260,000
Method: Sale
Date: 22/01/2024
Property Type: Land
Land Size: 873 sqm approx



17 Elliman Cr SALE 3850 (REI/VG)

Agent Comments



Price: \$253,000
Method: Private Sale
Date: 10/11/2023
Property Type: Land
Land Size: 878 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

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