

# 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

1/72 Lansdowne Street, Sale Vic 3850

### Indicative selling price

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

Single price \$349,000

### Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 30/06/2023

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	1/44 Patten St SALE 3850	\$345,000	21/02/2023
2	3/146 Reeve St SALE 3850	\$342,500	07/02/2023
3	2/62-64 Barkly St SALE 3850	\$337,000	17/07/2023

**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:

22/09/2023 12:38

Matt Cutler  
51439207  
0438356761  
matthewc@chalmer.com.au



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$349,000

**Median House Price**  
June quarter 2023: \$480,000

## Comparable Properties



**1/44 Patten St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 21/02/2023  
**Property Type:** Unit



**3/146 Reeve St SALE 3850 (VG)**

Agent Comments



**Price:** \$342,500  
**Method:** Sale  
**Date:** 07/02/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**2/62-64 Barkly St SALE 3850 (REI)**

Agent Comments



**Price:** \$337,000  
**Method:** Private Sale  
**Date:** 17/07/2023  
**Property Type:** Unit

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