

# 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

10 Treadwell Dr, 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 \$785,000

### Median sale price

Median price \$472,500

Property Type House

Suburb Sale

Period - From 01/01/2023

to 31/03/2023

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	64 Swan Lake Dr SALE 3850	\$765,000	26/08/2022
2	488a Raymond St SALE 3850	\$765,000	26/05/2022
3	33 Swan Lake Dr SALE 3850	\$755,000	12/01/2022

**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:

25/05/2023 15:42

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**Indicative Selling Price**

\$785,000

**Median House Price**

March quarter 2023: \$472,500



**Property Type:** Land

**Land Size:** 870 sqm approx

Agent Comments

## Comparable Properties

**64 Swan Lake Dr SALE 3850 (VG)**

Agent Comments



**Price:** \$765,000

**Method:** Sale

**Date:** 26/08/2022

**Property Type:** House (Res)

**Land Size:** 828 sqm approx



**488a Raymond St SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$765,000

**Method:** Private Sale

**Date:** 26/05/2022

**Property Type:** House

**Land Size:** 857 sqm approx



**33 Swan Lake Dr SALE 3850 (REI/VG)**

Agent Comments



**Price:** \$755,000

**Method:** Private Sale

**Date:** 12/01/2022

**Property Type:** House

**Land Size:** 805 sqm approx

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