

# 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

### Indicative selling price

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

Single price

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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	12 King Av SALE 3850	\$705,000	24/01/2023
2	16-18 Lansdowne St SALE 3850	\$703,000	10/05/2024
3	88 Guthridge Pde SALE 3850	\$687,500	01/03/2024

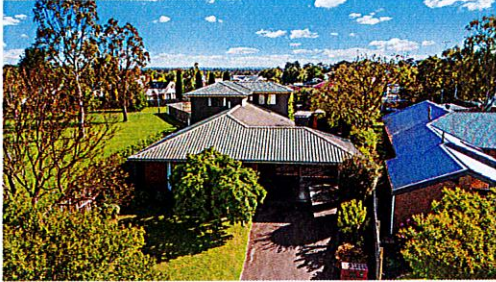
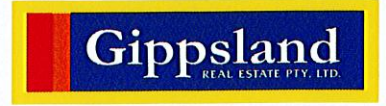
OR

**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:



5 Louise Court, Sale Vic 3850



5 2 4

**Property Type:** House  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$675,000  
**Median House Price**  
Year ending March 2024: \$485,000

## Comparable Properties



12 King Av SALE 3850 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 24/01/2023  
**Property Type:** House  
**Land Size:** 866 sqm approx

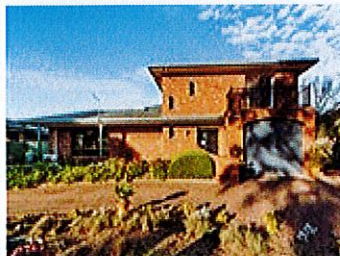


16-18 Lansdowne St SALE 3850 (REI)

**Agent Comments**

4 2 2

**Price:** \$703,000  
**Method:** Private Sale  
**Date:** 10/05/2024  
**Property Type:** House  
**Land Size:** 1019 sqm approx



88 Guthridge Pde SALE 3850 (REI/VG)

**Agent Comments**

4 2 3

**Price:** \$687,500  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House  
**Land Size:** 1085 sqm approx

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



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