Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 79 Cemetery Road, Sale Vic 3850

Indicative selling price

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

Single price \$1,085,000

Median sale price

Median price	\$490,880	Pro	perty Type Hou	ise	S	uburb	Sale
Period - From	01/01/2024	to	31/03/2024	Sou	Irce R	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.

Ado	dress of comparable property	Price	Date of sale
1	56 The Ridge WURRUK 3850	\$1,080,000	15/06/2023
2	47 Reid Dr WURRUK 3850	\$1,070,000	30/10/2023
3	110 SOVEREIGN Dr WURRUK 3850	\$1,060,000	28/03/2024

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:

19/04/2024 16:23









Property Type: Land **Land Size:** 1700 sqm approx Agent Comments Indicative Selling Price \$1,085,000 Median House Price March quarter 2024: \$490,880

Comparable Properties



56 The Ridge WURRUK 3850 (REI)

Price: \$1,080,000 Method: Private Sale Date: 15/06/2023 Property Type: House Land Size: 4237 sqm approx

47 Reid Dr WURRUK 3850 (REI/VG)

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Agent Comments

Agent Comments



Price: \$1,070,000 Method: Private Sale Date: 30/10/2023 Property Type: House Land Size: 4050 sqm approx

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110 SOVEREIGN Dr WURRUK 3850 (REI)



EREIGN Dr WURRUK 3850 (REI)

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Agent Comments

Price: \$1,060,000 Method: Private Sale Date: 28/03/2024 Property Type: House Land Size: 4000 sqm approx

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





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