

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

163 Stawell Street, Sale Vic 3850

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$695,000

Median sale price

Median price \$323,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2017

to

31/12/2017

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 eighteen 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	25 Desailly St SALE 3850	\$765,000	08/06/2017
2	89 Thomson St SALE 3850	\$700,000	11/01/2018
3	175 Macalister St SALE 3850	\$685,000	01/04/2017

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 eighteen months.

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Indicative Selling Price

\$695,000

Median House Price

Year ending December 2017: \$323,000



 4  2  3

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 853 sqm approx

Agent Comments

Comparable Properties



25 Desailly St SALE 3850 (REI)

Agent Comments

 5  3  3

Price: \$765,000

Method: Private Sale

Date: 08/06/2017

Rooms: 8

Property Type: House

Land Size: 1011 sqm approx



89 Thomson St SALE 3850 (REI/VG)

Agent Comments

 4  2  3

Price: \$700,000

Method: Private Sale

Date: 11/01/2018

Rooms: 11

Property Type: House

Land Size: 908 sqm approx



175 Macalister St SALE 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$685,000

Method: Private Sale

Date: 01/04/2017

Rooms: 9

Property Type: House

Land Size: 1214 sqm approx