

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

144 Stawell Street, Sale Vic 3850

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

Single price \$325,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality

Sale

Period - From 01/01/2018

to

31/03/2018

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	18 Stawell St SALE 3853	\$340,000	14/08/2017
2	124 Stawell St SALE 3850	\$332,500	08/06/2017
3	86 Lansdowne St SALE 3850	\$325,000	29/03/2018

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.



3 1 2

Rooms: 5

Property Type: House

Land Size: 850sqm sqm approx

Agent Comments

Comparable Properties



18 Stawell St SALE 3853 (VG)

Agent Comments

3 - -

Price: \$340,000

Method: Sale

Date: 14/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 598 sqm approx



124 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 2 1

Price: \$332,500

Method: Private Sale

Date: 08/06/2017

Rooms: 6

Property Type: House

Land Size: 359 sqm approx



86 Lansdowne St SALE 3850 (REI)

Agent Comments

4 1 2

Price: \$325,000

Method: Private Sale

Date: 29/03/2018

Rooms: 7

Property Type: House

Land Size: 1011 sqm approx