

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

104 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$531,000

Property Type House

Suburb Sale

Period - From 01/10/2023

to 31/12/2023

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	24 Wallace St SALE 3850	\$595,000	07/09/2023
2	151 Macalister St SALE 3850	\$582,000	14/10/2023
3	41 Darling St SALE 3850	\$575,000	28/11/2023

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:

22/02/2024 12:07



3 2 4

Property Type: House
Land Size: 674 sqm approx
Agent Comments

Comparable Properties



24 Wallace St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$595,000
Method: Private Sale
Date: 07/09/2023
Property Type: House
Land Size: 700 sqm approx



151 Macalister St SALE 3850 (REI/VG)

Agent Comments

4 1 1

Price: \$582,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 10444 sqm approx



41 Darling St SALE 3850 (REI/VG)

Agent Comments

3 2 3

Price: \$575,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 862 sqm approx