

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	125 Stawell Street, Sale Vic 3850
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Indicative selling price

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

Single price \$399,950

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	30 Topping St SALE 3850	\$399,500	07/02/2018
2	2 Cranswick Cr SALE 3850	\$395,000	16/02/2018
3	1 Sheumack PI SALE 3850	\$389,500	24/04/2018

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.

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Indicative Selling Price

\$399,950

Median House Price

March quarter 2018: \$350,000



3 2 1

Rooms: 4

Property Type: House (New - Detached)

Agent Comments

Comparable Properties



30 Topping St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$399,500

Method: Private Sale

Date: 07/02/2018

Rooms: 9

Property Type: House

Land Size: 619 sqm approx



2 Cranswick Cr SALE 3850 (REI/VG)

Agent Comments

4 2 4

Price: \$395,000

Method: Private Sale

Date: 16/02/2018

Rooms: 8

Property Type: House

Land Size: 894 sqm approx



1 Sheumack PI SALE 3850 (REI)

Agent Comments

3 2 4

Price: \$389,500

Method: Private Sale

Date: 24/04/2018

Rooms: 7

Property Type: House

Land Size: 666 sqm approx