

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

1/184 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price

\$440,000

Median sale price

Median price

\$352,500

Property Type

House

Suburb

Sale

Period - From

01/07/2020

to

30/09/2020

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	15 Swan Lake Dr SALE 3850	\$480,000	18/05/2020
2	45b Lansdowne St SALE 3850	\$450,000	17/09/2020
3	84 Reeve St SALE 3850	\$446,921	09/10/2019

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:

26/11/2020 15:52

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Indicative Selling Price

\$440,000

Median House Price

September quarter 2020: \$352,500



3 2

Property Type:

Agent Comments

Comparable Properties

15 Swan Lake Dr SALE 3850 (VG)

Agent Comments

3 - -

Price: \$480,000

Method: Sale

Date: 18/05/2020

Property Type: House (Res)

Land Size: 736 sqm approx



45b Lansdowne St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$450,000

Method: Sale

Date: 17/09/2020

Property Type: House (Res)

Land Size: 489 sqm approx

84 Reeve St SALE 3850 (VG)

Agent Comments

3 - -

Price: \$446,921

Method: Sale

Date: 09/10/2019

Property Type: House (Res)

Land Size: 450 sqm approx