

# 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

159 Stawell Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$369,950

### Median sale price

Median price

\$344,000

Property Type

House

Suburb

Sale

Period - From

01/04/2019

to

30/06/2019

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	6 Antares Av SALE 3850	\$443,000	04/12/2018
2	11 Kylie Ct SALE 3850	\$385,000	29/05/2019
3	104 Macalister St SALE 3850	\$380,000	10/12/2018

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 18 months.~~

This Statement of Information was prepared on:

14/10/2019 17:25

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**Indicative Selling Price**

\$369,950

**Median House Price**

June quarter 2019: \$344,000



3   1   2

**Property Type:** House

**Land Size:** 675 sqm approx

Agent Comments

## Comparable Properties



**6 Antares Av SALE 3850 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$443,000

**Method:** Private Sale

**Date:** 04/12/2018

**Rooms:** 8

**Property Type:** House

**Land Size:** 816 sqm approx



**11 Kylie Ct SALE 3850 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$385,000

**Method:** Private Sale

**Date:** 29/05/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 815 sqm approx



**104 Macalister St SALE 3850 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$380,000

**Method:** Private Sale

**Date:** 10/12/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 710 sqm approx