Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	126 Stawell Street, Sale Vic 3850
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$445,000

Median sale price

Median price	\$352,500	Pro	perty 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 17:13





Chris Morrison 0351439206 0419381832

> **Indicative Selling Price** \$445,000

Median House Price September quarter 2020: \$352,500

cimorrison@chalmer.com.au





Property Type: Land Land Size: 402 sqm approx

Agent Comments

Comparable Properties

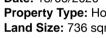
15 Swan Lake Dr SALE 3850 (VG)

— 3

Price: \$480.000 Method: Sale Date: 18/05/2020

Property Type: House (Res) Land Size: 736 sqm approx

Agent Comments





--- 3





Price: \$450,000 Method: Sale Date: 17/09/2020

Property Type: House (Res) Land Size: 489 sqm approx

Agent Comments



— 3





Price: \$446,921 Method: Sale Date: 09/10/2019

Property Type: House (Res) Land Size: 450 sqm approx

Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



