

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

138 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price \$416,000

Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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	6/26 Stawell St SALE 3850	\$373,000	04/10/2024
2	36 Topping St SALE 3850	\$460,000	23/09/2024
3	64 Stawell St SALE 3850	\$360,000	06/03/2024

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:

03/12/2024 17:10



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Property Type: House
Land Size: 613 sqm approx
Agent Comments

Comparable Properties



6/26 Stawell St SALE 3850 (REI/VG)

Agent Comments

3 1 1

Price: \$373,000
Method: Private Sale
Date: 04/10/2024
Property Type: Unit



36 Topping St SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$460,000
Method: Private Sale
Date: 23/09/2024
Property Type: House
Land Size: 433 sqm approx



64 Stawell St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$360,000
Method: Sale
Date: 06/03/2024
Property Type: Flat/Unit/Apartment (Res)