

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

162-164 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price \$725,000

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	89 Thomson St SALE 3850	\$700,000	11/01/2018
2	60 Guthridge Pde SALE 3850	\$700,000	09/06/2017
3	175 Macalister St SALE 3850	\$685,000	01/04/2017

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.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$725,000

Median House Price

March quarter 2018: \$350,000



Rooms: 6

Property Type: House

Land Size: 1136 sqm approx

Agent Comments

Comparable Properties



89 Thomson St SALE 3850 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 11/01/2018

Rooms: 11

Property Type: House

Land Size: 908 sqm approx



60 Guthridge Pde SALE 3850 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 09/06/2017

Rooms: 7

Property Type: House

Land Size: 1002 sqm approx



175 Macalister St SALE 3850 (REI/VG)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 01/04/2017

Rooms: 9

Property Type: House

Land Size: 1214 sqm approx