

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

144 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price \$335,000

Median sale price*

Median price House Unit Suburb or locality Sale

Period - From to Source

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	124 Stawell St SALE 3850	\$332,500	08/06/2017
2	65 Dundas St SALE 3850	\$315,000	19/12/2017
3	119 Market St SALE 3850	\$305,000	06/06/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$335,000
No median price available

Comparable Properties



124 Stawell St SALE 3850 (REI/VG)

Agent Comments



Price: \$332,500
Method: Private Sale
Date: 08/06/2017
Rooms: 6
Property Type: House
Land Size: 359 sqm approx



65 Dundas St SALE 3850 (VG)

Agent Comments



Price: \$315,000
Method: Sale
Date: 19/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 463 sqm approx

119 Market St SALE 3850 (VG)

Agent Comments



Price: \$305,000
Method: Sale
Date: 06/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 1036 sqm approx