

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

7/26 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price

\$292,000

Median sale price

Median price

\$244,000

Property Type

Unit

Suburb

Sale

Period - From

01/01/2020

to

31/12/2020

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	1/34 Dundas St SALE 3850	\$299,500	07/10/2020
2	3/7 Market St SALE 3850	\$295,000	12/05/2020
3	2/113 Barkly St SALE 3850	\$290,000	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:

06/04/2021 15:13



3 1 2

Property Type: Unit

Land Size: 406 sqm approx

Agent Comments

Comparable Properties



1/34 Dundas St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$299,500

Method: Sale

Date: 07/10/2020

Property Type: Flat/Unit/Apartment (Res)



3/7 Market St SALE 3850 (VG)

Agent Comments

2 - -

Price: \$295,000

Method: Sale

Date: 12/05/2020

Property Type: Flat/Unit/Apartment (Res)



2/113 Barkly St SALE 3850 (REI/VG)

Agent Comments

2 1 1

Price: \$290,000

Method: Private Sale

Date: 09/10/2019

Rooms: 4

Property Type: Unit

Land Size: 254 sqm approx