

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

4/71-75 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price

\$248,000

Median sale price

Median price

\$266,250

Property Type

Unit

Suburb

Sale

Period - From

01/07/2019

to

30/06/2020

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	1/12 Codrington St SALE 3850	\$253,000	26/07/2020
2	17/61-65 Raglan St SALE 3850	\$243,000	14/10/2019
3	5/41 Marley St SALE 3850	\$220,000	20/06/2019

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:

22/09/2020 09:35

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Indicative Selling Price
\$248,000

Median Unit Price
Year ending June 2020: \$266,250



2 1 1

Property Type: Unit
Agent Comments

Comparable Properties



1/12 Codrington St SALE 3850 (REI)

Agent Comments

2 1 2

Price: \$253,000
Method: Private Sale
Date: 26/07/2020
Rooms: 6
Property Type: Unit



17/61-65 Raglan St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$243,000
Method: Private Sale
Date: 14/10/2019
Rooms: 4
Property Type: Unit



5/41 Marley St SALE 3850 (REI)

Agent Comments

2 1 1

Price: \$220,000
Method: Private Sale
Date: 20/06/2019
Rooms: 4
Property Type: House