

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

9 Stuart Place, Sale Vic 3850

Indicative selling price

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

Range between

\$650,000

&

\$670,000

Median sale price

Median price

\$442,000

Property Type

House

Suburb

Sale

Period - From

01/10/2021

to

31/12/2021

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	144 Stawell St SALE 3850	\$675,000	28/07/2021
2	76 Topping St SALE 3850	\$650,000	28/02/2022
3	61 Stevens St SALE 3850	\$650,000	23/01/2021

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:

26/03/2022 07:55

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Indicative Selling Price

\$650,000 - \$670,000

Median House Price

December quarter 2021: \$442,000



4 2 2

Property Type: House

Land Size: 830 sqm approx

Agent Comments

Comparable Properties



144 Stawell St SALE 3850 (REI/VG)

Agent Comments

4 2 3

Price: \$675,000

Method: Private Sale

Date: 28/07/2021

Property Type: House

Land Size: 929 sqm approx



76 Topping St SALE 3850 (REI)

Agent Comments

4 2 4

Price: \$650,000

Method: Private Sale

Date: 28/02/2022

Property Type: House

Land Size: 755 sqm approx



61 Stevens St SALE 3850 (REI/VG)

Agent Comments

5 3 2

Price: \$650,000

Method: Private Sale

Date: 23/01/2021

Property Type: House

Land Size: 1094 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690