

# 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

190 Stawell Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$329,950

### Median sale price

Median price

\$343,750

Property Type

House

Suburb

Sale

Period - From

01/01/2020

to

31/03/2020

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	63 Fitzroy St SALE 3850	\$360,000	08/12/2018
2	159 Stawell St SALE 3850	\$357,000	26/02/2020
3	195 Stawell St SALE 3850	\$345,000	12/02/2020

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:

29/04/2020 11:15



4 1 2

**Property Type:** House

**Land Size:** 800 sqm approx

Agent Comments

## Comparable Properties



**63 Fitzroy St SALE 3850 (REI/VG)**

Agent Comments

4 1 2

**Price:** \$360,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1011 sqm approx



**159 Stawell St SALE 3850 (REI/VG)**

Agent Comments

4 1 3

**Price:** \$357,000

**Method:** Private Sale

**Date:** 26/02/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 675 sqm approx

**195 Stawell St SALE 3850 (VG)**

Agent Comments

4 - -

**Price:** \$345,000

**Method:** Sale

**Date:** 12/02/2020

**Property Type:** House (Res)

**Land Size:** 688 sqm approx