

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

1/71-75 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$302,000

Property Type

Unit

Suburb

Sale

Period - From

01/07/2021

to

30/06/2022

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	1/146 Reeve St SALE 3850	\$345,000	10/05/2021
2	2/69 Reeve St SALE 3850	\$340,000	08/04/2021
3	13/11 Trood St SALE 3850	\$330,000	11/05/2022

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:

13/09/2022 09:49

1/71-75 Stawell Street, Sale Vic 3850

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

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Indicative Selling Price

\$339,000

Median Unit Price

Year ending June 2022: \$302,000



Property Type:

Agent Comments

Comparable Properties



1/146 Reeve St SALE 3850 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 10/05/2021

Property Type: Flat/Unit/Apartment (Res)

2/69 Reeve St SALE 3850 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 08/04/2021

Property Type: Flat/Unit/Apartment (Res)

13/11 Trood St SALE 3850 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 11/05/2022

Property Type: Flat/Unit/Apartment (Res)

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



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