

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

125 Stawell Street, Sale Vic 3850

Indicative selling price

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

Range between \$375,000

&

\$412,500

Median sale price

Median price \$326,250

Property Type House

Suburb Sale

Period - From 01/10/2018

to 30/09/2019

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	45b Lansdowne St SALE 3850	\$430,000	19/10/2018
2	1/17 Topping St SALE 3850	\$417,500	19/06/2018
3	100 Dundas St SALE 3850	\$385,000	16/11/2018

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:

11/11/2019 12:32

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Indicative Selling Price

\$375,000 - \$412,500

Median House Price

Year ending September 2019: \$326,250



Property Type: House (New - Detached)

Land Size: 820 sqm approx

Agent Comments

Comparable Properties



45b Lansdowne St SALE 3850 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 19/10/2018

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 478 sqm approx

1/17 Topping St SALE 3850 (VG)

Agent Comments



Price: \$417,500

Method: Sale

Date: 19/06/2018

Property Type: Flat/Unit/Apartment (Res)



100 Dundas St SALE 3850 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 16/11/2018

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 326 sqm approx