

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

62 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$480,000

Property Type

House

Suburb

Sale

Period - From

01/10/2022

to

31/12/2022

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	105 Stawell St SALE 3850	\$400,000	03/11/2022
2	2/490 Raymond St SALE 3850	\$395,000	19/01/2022
3	6 Turnbull St SALE 3850	\$370,000	11/12/2021

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:

28/03/2023 10:07



Property Type: House (Res)
Land Size: 329 sqm approx
Agent Comments

Comparable Properties

105 Stawell St SALE 3850 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 03/11/2022
Property Type: House (Res)
Land Size: 662 sqm approx

2/490 Raymond St SALE 3850 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 19/01/2022
Property Type: Flat/Unit/Apartment (Res)



6 Turnbull St SALE 3850 (REI/VG)

Agent Comments



Price: \$370,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)
Land Size: 300 sqm approx