

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$592,500

### Median sale price

Median price \$492,940

Property Type House

Suburb Sale

Period - From 01/10/2023

to 30/09/2024

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	20b Turnbull St SALE 3850	\$630,000	12/06/2024
2	20a Turnbull St SALE 3850	\$610,000	01/05/2024
3	109 Market St SALE 3850	\$590,000	16/02/2024

**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:

05/12/2024 15:13

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$592,500

**Median House Price**

Year ending September 2024: \$492,940



3   
 2   
 1

**Property Type:** House

Agent Comments

## Comparable Properties

**20b Turnbull St SALE 3850 (VG)**

Agent Comments

3   
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**Price:** \$630,000**Method:** Sale**Date:** 12/06/2024**Property Type:** House (Res)**Land Size:** 367 sqm approx**20a Turnbull St SALE 3850 (REI/VG)**

Agent Comments

3   
 2   
 1

**Price:** \$610,000**Method:** Private Sale**Date:** 01/05/2024**Property Type:** House**Land Size:** 370 sqm approx**109 Market St SALE 3850 (VG)**

Agent Comments

3   
 -   
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**Price:** \$590,000**Method:** Sale**Date:** 16/02/2024**Property Type:** House (Res)**Land Size:** 389 sqm approx

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



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