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

126 Stawell Street, Sale Vic 3850

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.gc | v.au | ı/underquot | ting | | |
|-----------------|-------------------|------|---------------------|------|-------------|--------|------|--|
| Single price | \$639,950 | | | | | | | |
| Median sale pr | ice | | | | | | | |
| Median price | \$460,000 | Pro | Property Type House | | | Suburb | Sale | |
| Period - From | 01/10/2024 | to | 31/12/2024 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 1a Hazel Ct SALE 3850 | \$650,000 | 12/12/2024 |
| 2 | 20b Turnbull St SALE 3850 | \$630,000 | 12/06/2024 |
| 3 | 109 Market St SALE 3850 | \$590,000 | 08/05/2024 |

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:

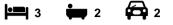
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126 Stawell Street, Sale Vic 3850

GRAHAM CHALMER

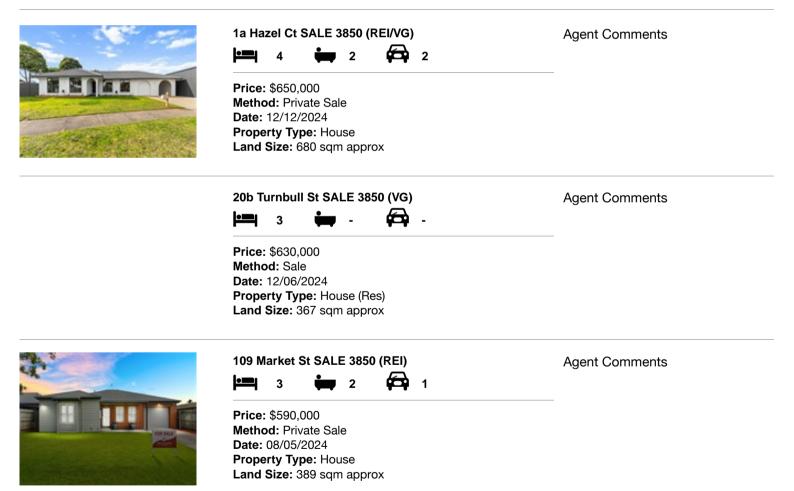




Property Type: House Land Size: 400 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$639,950 Median House Price December quarter 2024: \$460,000

Comparable Properties



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



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