

# 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

138 Stawell Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$416,000

### 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 | 6/26 Stawell St SALE 3850      | \$373,000 | 04/10/2024   |
| 2 | 36 Topping St SALE 3850        | \$460,000 | 23/09/2024   |
| 3 | 64 Stawell St SALE 3850        | \$360,000 | 06/03/2024   |

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:

03/12/2024 17:10

Chris Morrison  
0351439206  
0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**  
\$416,000

**Median House Price**  
Year ending September 2024: \$492,940



3   1   1

**Property Type:** House  
**Land Size:** 613 sqm approx  
**Agent Comments**

## Comparable Properties



6/26 Stawell St SALE 3850 (REI/VG)

**Agent Comments**

3   1   1

**Price:** \$373,000  
**Method:** Private Sale  
**Date:** 04/10/2024  
**Property Type:** Unit



36 Topping St SALE 3850 (REI/VG)

**Agent Comments**

3   2   2

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 23/09/2024  
**Property Type:** House  
**Land Size:** 433 sqm approx



64 Stawell St SALE 3850 (VG)

**Agent Comments**

2   -   -

**Price:** \$360,000  
**Method:** Sale  
**Date:** 06/03/2024  
**Property Type:** Flat/Unit/Apartment (Res)

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