

Leo O'Brien 03 5144 1888 0409 143 668 leo@leoobrienproperty.com.au

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 andpostcode

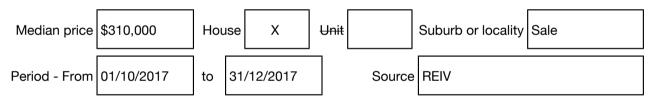
58 Stawell Street, Sale Vic 3850

Indicative selling price

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

Single price \$272,000

Median sale price



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 eighteen 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	172 Pearson St SALE 3850	\$295,000	10/10/2017
2	118 Lansdowne St SALE 3850	\$265,000	19/10/2017
3	265 Raglan St SALE 3850	\$265,000	09/10/2017

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 eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Agent Comments Leo O'Brien 03 5144 1888 0409 143 668 leo@leoobrienproperty.com.au

Indicative Selling Price \$272,000 Median House Price December quarter 2017: \$310,000

Comparable Properties

172 Pearson St SALE 3850 (REI) 3 1 2 Price: \$295,000 Method: Private Sale Date: 10/10/2017 Rooms: 5 Property Type: House Land Size: 1147 sqm approx	Agent Comments
118 Lansdowne St SALE 3850 (REI)Image: A marked base2Image: A marked basePrice: \$265,000Image: A marked base2Method: Private SaleDate: 19/10/2017Rooms: 9Property Type: HouseLand Size: 793 sqm approx	Agent Comments
265 Raglan St SALE 3850 (REI) 2 2 2 2 Price: \$265,000 Method: Private Sale Date: 09/10/2017 Rooms: 7 Property Type: House	Agent Comments

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