

**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

58 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 \$272,000

**Median sale price**

 Median price \$310,000 House  Unit  Suburb or locality Sale

Period - From 01/10/2017 to 31/12/2017 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 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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**Indicative Selling Price**

\$272,000

**Median House Price**

December quarter 2017: \$310,000

**Rooms:****Property Type:****Agent Comments**

## Comparable Properties

**172 Pearson St SALE 3850 (REI)****Agent Comments****Price:** \$295,000**Method:** Private Sale**Date:** 10/10/2017**Rooms:** 5**Property Type:** House**Land Size:** 1147 sqm approx**118 Lansdowne St SALE 3850 (REI)****Agent Comments****Price:** \$265,000**Method:** Private Sale**Date:** 19/10/2017**Rooms:** 9**Property Type:** House**Land Size:** 793 sqm approx**265 Raglan St SALE 3850 (REI)****Agent Comments****Price:** \$265,000**Method:** Private Sale**Date:** 09/10/2017**Rooms:** 7**Property Type:** House