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<br>Including suburb or locality and postcode | 126 Stawell Street, Sale Vic 3850 |

## Indicative selling price

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

Single price $639,950

## Median sale price

Median price $460,000 Property Type House Suburb Sale

Period - From 01/10/2024 to 31/12/2024 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 | 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: 02/04/2025 14:19

126 Stawell Street, Sale Vic 3850

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3 2 2

**Property Type:** House
**Land Size:** 400 sqm approx

Agent Comments

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

# Comparable Properties

**1a Hazel Ct SALE 3850 (REI/VG)**

4 2 2

**Price:** $650,000
**Method:** Private Sale
**Date:** 12/12/2024
**Property Type:** House
**Land Size:** 680 sqm approx

Agent Comments

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

3 - -

**Price:** $630,000
**Method:** Sale
**Date:** 12/06/2024
**Property Type:** House (Res)
**Land Size:** 367 sqm approx

Agent Comments

**109 Market St SALE 3850 (REI)**

3 2 1

**Price:** $590,000
**Method:** Private Sale
**Date:** 08/05/2024
**Property Type:** House
**Land Size:** 389 sqm approx

Agent Comments



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