

## 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

17 Stead 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 \$249,000

#### Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality Sale

Period - From 01/01/2018

to

31/03/2018

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	62 Inglis St SALE 3850	\$248,000	20/04/2018
2	50 Patten St SALE 3850	\$247,500	08/11/2017
3	8 Weir St SALE 3850	\$245,000	10/08/2017

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.



3    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 525 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$249,000  
**Median House Price**  
 March quarter 2018: \$350,000

## Comparable Properties


**62 Inglis St SALE 3850 (REI)**

Agent Comments

3    1    1

**Price:** \$248,000  
**Method:** Private Sale  
**Date:** 20/04/2018  
**Rooms:** 5  
**Property Type:** House


**50 Patten St SALE 3850 (REI/VG)**

Agent Comments

3    1    2

**Price:** \$247,500  
**Method:** Private Sale  
**Date:** 08/11/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 663 sqm approx


**8 Weir St SALE 3850 (REI/VG)**

Agent Comments

3    1    2

**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 10/08/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 846 sqm approx