

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

71 Stevens Street, Sale Vic 3850

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$485,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 31/03/2024

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	316 Raglan St SALE 3850	\$900,000	07/03/2024
2	178 Macalister St SALE 3850	\$898,000	09/12/2023
3	83 Stevens St SALE 3850	\$800,000	16/06/2023

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:

24/05/2024 16:07

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au



 5  2  2

Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$899,000
Median House Price
Year ending March 2024: \$485,000

Comparable Properties

316 Raglan St SALE 3850 (VG)

Agent Comments

 -  -  -

Price: \$900,000
Method: Sale
Date: 07/03/2024
Property Type: Warehouse
Land Size: 4346 sqm approx

178 Macalister St SALE 3850 (VG)

Agent Comments

 4  -  -

Price: \$898,000
Method: Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 938 sqm approx



83 Stevens St SALE 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$800,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 1449 sqm approx

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