

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 49 Stevens Street, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$475,000

Property Type House

Suburb Sale

Period - From 01/01/2024

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	75 Wandana Rd SALE 3850	\$845,000	20/12/2024
2	71 Stevens St SALE 3850	\$880,000	13/09/2024
3	155 Foster St SALE 3850	\$820,000	21/08/2024

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:

24/01/2025 09:11

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Indicative Selling Price

\$895,000

Median House Price

Year ending December 2024: \$475,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



75 Wandana Rd SALE 3850 (REI)

Agent Comments



Price: \$845,000

Method: Private Sale

Date: 20/12/2024

Property Type: House

Land Size: 3999 sqm approx



71 Stevens St SALE 3850 (REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 13/09/2024

Property Type: House

Land Size: 1000 sqm approx

155 Foster St SALE 3850 (VG)

Agent Comments



Price: \$820,000

Method: Sale

Date: 21/08/2024

Property Type: House (Res)

Land Size: 1992 sqm approx

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



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