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

49 Stevens Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$895,000									
Median sale price										
Median price	\$475,000	Property Type House				Suburb	Sale			
Period - From	01/01/2024	to	31/12/2024		So	ource	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.

Ade	dress 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



49 Stevens Street, Sale Vic 3850

GRAHAM CHALMER

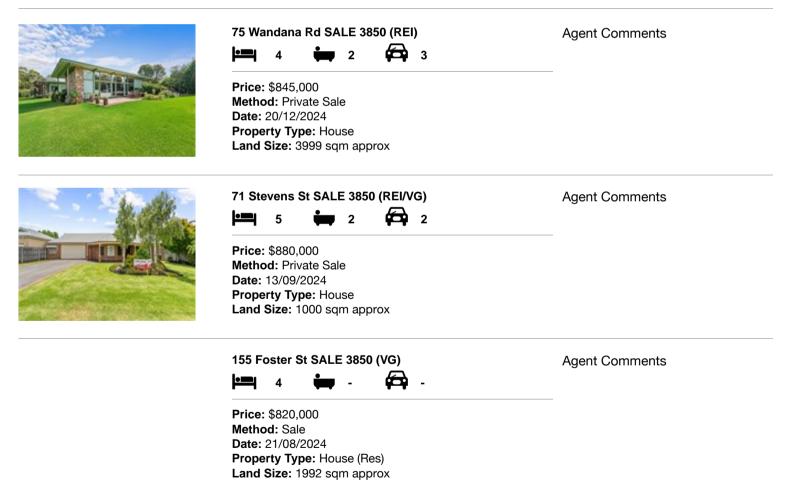




Property Type: Divorce/Estate/Family Transfers Land Size: 1000 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$895,000 Median House Price Year ending December 2024: \$475,000

Comparable Properties



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



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