

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

37-39 Stevens Street, Sale Vic 3850

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$492,940

Property Type

House

Suburb

Sale

Period - From

01/10/2023

to

30/09/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	104 Patten St SALE 3850	\$925,000	26/09/2024
2	71 Stevens St SALE 3850	\$880,000	13/09/2024
3	40 Dundas St SALE 3850	\$880,000	16/08/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
Year ending September 2024: \$492,940

Comparable Properties



104 Patten St SALE 3850 (REI)

[Agent Comments](#)



Price: \$925,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 1655 sqm approx



71 Stevens St SALE 3850 (REI)

[Agent Comments](#)



Price: \$880,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 1000 sqm approx



40 Dundas St SALE 3850 (REI)

[Agent Comments](#)



Price: \$880,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 1013 sqm approx

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



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