

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

104-110 Stevens Street, Sale Vic 3850

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/10/2022

to 30/09/2023

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	24 DUNDAS St SALE 3850	\$680,000	29/08/2023
2	137 Somerton Park Rd SALE 3850	\$650,000	11/05/2023
3	47 Coverdale Dr SALE 3850	\$615,000	21/09/2023

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:

17/10/2023 17:03



Property Type:
Agent Comments

Indicative Selling Price
\$645,000

Median House Price
Year ending September 2023: \$480,000

Comparable Properties



24 DUNDAS St SALE 3850 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 29/08/2023
Property Type: House
Land Size: 816 sqm approx

137 Somerton Park Rd SALE 3850 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 11/05/2023
Property Type: House (Res)
Land Size: 1976 sqm approx



47 Coverdale Dr SALE 3850 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 858 sqm approx

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