

# 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](https://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