

# 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

107 Stevens Street, Sale Vic 3850

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$580,000

### Median sale price

Median price \$486,250

Property Type House

Suburb Sale

Period - From 01/07/2023

to 30/06/2024

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	94 Stevens St SALE 3850	\$544,000	27/08/2024
2	104-110 Stevens St SALE 3850	\$635,000	16/08/2024
3	23 Stafford Dr SALE 3850	\$595,000	29/05/2023

**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:

01/10/2024 12:32

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**Indicative Selling Price**  
\$580,000

**Median House Price**  
Year ending June 2024: \$486,250



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1158 sqm approx  
Agent Comments

## Comparable Properties



**94 Stevens St SALE 3850 (REI)**

Agent Comments



**Price:** \$544,000  
**Method:** Private Sale  
**Date:** 27/08/2024  
**Property Type:** House  
**Land Size:** 792 sqm approx



**104-110 Stevens St SALE 3850 (REI)**

Agent Comments



**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 16/08/2024  
**Property Type:** House  
**Land Size:** 8100 sqm approx



**23 Stafford Dr SALE 3850 (VG)**

Agent Comments



**Price:** \$595,000  
**Method:** Sale  
**Date:** 29/05/2023  
**Property Type:** House (Res)  
**Land Size:** 737 sqm approx

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