

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

83 Stevens Street, Sale Vic 3850

Indicative selling price

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

Single price

\$835,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Sale

Period - From

01/01/2022

to

31/12/2022

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	11 Nest Ct SALE 3850	\$940,000	06/05/2022
2	162-164 Stawell St SALE 3850	\$870,000	17/03/2022
3	33 Barkly St SALE 3850	\$860,000	08/08/2022

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:

31/01/2023 10:24



Rooms: 8

Property Type: House

Land Size: 1449 sqm approx

Agent Comments

Comparable Properties



11 Nest Ct SALE 3850 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 06/05/2022

Property Type: House



162-164 Stawell St SALE 3850 (REI)

Agent Comments



Price: \$870,000

Method: Private Sale

Date: 17/03/2022

Property Type: House

Land Size: 1136 sqm approx



33 Barkly St SALE 3850 (REI/VG)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 08/08/2022

Property Type: House

Land Size: 1012 sqm approx