Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 37-39 Stevens Street, Sale Vic 3850

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Single pric	e \$1,150,000							
Median sale p	rice							
Median price	\$531,000	Pro	operty Type	y Type House			Suburb	Sale
Period - From	01/10/2023	to	31/12/2023		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	190 Macarthur St SALE 3850	\$1,100,000	28/04/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

04/04/2024 17:17



GRAHAM CHALMER





Property Type: Agent Comments 5144 4333 0417 123 162 fhoran@chalmer.com.au

Ferg Horan

Indicative Selling Price \$1,150,000 Median House Price December quarter 2023: \$531,000

Comparable Properties



190 Macarthur St SALE 3850 (VG)



Price: \$1,100,000 Method: Sale Date: 28/04/2023 Property Type: House (Res) Land Size: 2258 sqm approx Agent Comments

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 eighteen months.

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

propertydata



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