

# 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

71 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)

Range between \$899,000 & \$930,000

### Median sale price

Median price \$477,500 Property Type House Suburb Sale

Period - From 01/07/2023 to 30/09/2023 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 eighteen 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	8 Valetta St SALE 3850	\$882,500	08/06/2023
2	33 Barkly St SALE 3850	\$860,000	08/08/2022
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: 06/12/2023 14:45

Ferg Horan

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**Indicative Selling Price**

\$899,000 - \$930,000

**Median House Price**

September quarter 2023: \$477,500



 5    2    4

**Rooms:** 9

**Property Type:** House

**Land Size:** 1000 sqm approx

[Agent Comments](#)

## Comparable Properties



**8 Valetta St SALE 3850 (REI/VG)**

[Agent Comments](#)

 4    2    7

**Price:** \$882,500

**Method:** Private Sale

**Date:** 08/06/2023

**Property Type:** House

**Land Size:** 1363 sqm approx



**33 Barkly St SALE 3850 (REI/VG)**

[Agent Comments](#)

 4    2    -

**Price:** \$860,000

**Method:** Private Sale

**Date:** 08/08/2022

**Property Type:** House

**Land Size:** 1012 sqm approx

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