

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

11 Mathieson Street, Sale Vic 3850

Indicative selling price

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

Single price \$312,500

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 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	42 Mccole St SALE 3850	\$355,000	13/07/2023
2	33 Gibsons Rd SALE 3850	\$335,000	29/08/2023
3	13 Jackson Av SALE 3850	\$325,000	04/04/2023

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:

09/11/2023 07:47

Victoria Cook

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Indicative Selling Price

\$312,500

Median House Price

Year ending September 2023: \$480,000



 3  1  2

Rooms: 5

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



42 Mccole St SALE 3850 (REI/VG)

Agent Comments

 3  2  2

Price: \$355,000

Method: Private Sale

Date: 13/07/2023

Property Type: House

Land Size: 677 sqm approx



33 Gibsons Rd SALE 3850 (REI/VG)

Agent Comments

 3  1  1

Price: \$335,000

Method: Private Sale

Date: 29/08/2023

Property Type: House

Land Size: 557 sqm approx



13 Jackson Av SALE 3850 (REI/VG)

Agent Comments

 3  1  1

Price: \$325,000

Method: Private Sale

Date: 04/04/2023

Property Type: House

Land Size: 640 sqm approx

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