

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Mclachlan Street, Sale Vic 3850

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$490,880

Property Type House

Suburb Sale

Period - From 01/01/2024

to 31/03/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	9 Treloar St SALE 3850	\$335,000	27/03/2024
2	24 Jackson Av SALE 3850	\$335,000	04/04/2024
3	16 Christie Ct SALE 3850	\$325,000	24/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/06/2024 12:26

Brett Glover
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Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$330,000
Median House Price
March quarter 2024: \$490,880

Comparable Properties



9 Treloar St SALE 3850 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 27/03/2024
Property Type: House
Land Size: 581 sqm approx



24 Jackson Av SALE 3850 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 635 sqm approx



16 Christie Ct SALE 3850 (REI)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 24/05/2024
Property Type: House

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