

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

178-180 Macalister Street, Sale Vic 3850

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$480,000

Property Type House

Suburb Sale

Period - From 01/04/2023

to 30/06/2023

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	190 Macarthur St SALE 3850	\$1,100,000	16/06/2023
2	11 Nest Ct SALE 3850	\$940,000	08/03/2022
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:

16/08/2023 11:10

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Indicative Selling Price

\$1,025,000

Median House Price

June quarter 2023: \$480,000



Rooms: 7

Property Type: House

Land Size: 900 sqm approx

Agent Comments

Comparable Properties



190 Macarthur St SALE 3850 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 2000 sqm approx



11 Nest Ct SALE 3850 (REI/VG)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 08/03/2022

Property Type: House

Land Size: 1043 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